



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

MEETING NO. 1704

Wednesday March 24, 2021

9:00 a.m.

** BY VIDEOCONFERENCE ONLY**

<https://smcgov.zoom.us/j/94152277171>

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Board chambers is no longer open to the public for Planning Commission meetings.

***PUBLIC PARTICIPATION:**

Written Comments:

Members of the public may provide written comments by email to planning_commission@smcgov.org, and 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.

The length of the emailed comment should commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, please submit your no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time but cannot guarantee such emails will read into the record. Any emails received after the deadline which are not read into the record will be provided to the Commission after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation 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 Janneth Lujan, Planning Commission Secretary, by 10:00 a.m. on the day before the meeting at jlujan@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

***SPOKEN COMMENTS:**

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The March 24, 2021 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94152277171>. The meeting ID is: 941 5227 7171. The March 24, 2021 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 941 5227 7171 then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>)
2. You may download the Zoom client or connect to the meeting 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 Planning Commission Chair or Planning Commission Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

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. All materials (including but not limited to models and pictures) submitted 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.

DECISIONS AND 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 \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing. These can be sent via email to planning_commission@smcgov.org or 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 <https://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 April 14, 2021.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
Staff: Monowitz, Fox, Montes

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.** Please follow the instructions explained above regarding the spoken public comments process.

CONSENT AGENDA

9:00 a.m.

Consideration of the Minutes of the Planning Commission meeting of March 10, 2021.

1. **Owner** State of California
Applicant: State of California Department of Parks and Recreation
 File Number: PLN2020-00243
 Location: Cabrillo Highway, Montara (District 3)
 Assessor's Parcel No's: 036-331-010

Consideration of a Coastal Development Permit to install a vault toilet at the Montara State Beach, Martini Creek parking lot. This project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Angela Chavez at achavez@smcgov.org.

2. **Owner/Applicant:** **Catherine Perry and Victoria Johnson**
 Number: PLN2020-00155
 Location: 47 and 48 Spruce Lane, Pescadero (District 3)
 Assessor's Parcel No's: 089-031-170 and 089-031-020

Consideration of a Coastal Development Permit for the replacement of an existing vehicle bridge with a new 12-ft. wide free spanning bridge over Butano Creek on Spruce Lane which serves 47 and 48 Spruce Lane in the unincorporated area of Pescadero. The project includes the removal of two trees. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Angela Chavez at achavez@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA
9:00 a.m.

3. **Owner:** **Mateo Tabachnick**
Applicant: **Allen Ishibashi for Midpeninsula Regional Open Space District (MROSD)**
 Number: PLN2020-00011
 Location: 2100 Lobitos Creek Road, San Gregorio (District 3)
 Assessor's Parcel No's: 066-300-010

Minor Subdivision and Planned Agricultural District Permit to allow for the subdivision of a 211-acre parcel located between Tunitas Creek and Purisima Creek Preserves into a 62-acre parcel that will be retained in private ownership, land a 149-acre parcel to be purchased by MROSD. Trail improvements to allow for public recreation and connect the Preserves will be considered under a future permit application. Application deemed complete on January 15, 2021. Please direct any questions to Project Planner Angela Chavez at achavez@smcgov.org.

4. **Owner/Applicant:** **San Mateo County Planning and Building Department**
 File Number: Not applicable
 Location: Unincorporated San Mateo County
 Assessor's Parcel No's: Various

INFORMATIONAL ITEM

Long Range Planning Work Program for the 2021 and 2022 Calendar year. Please direct any questions to Planning Services Manager Joe LaClair at jlaclair@smcgov.org.

5. **Correspondence and Other Matters**
 6. **Consideration of Study Session for Next Meeting**
 7. **Director's Report**
 8. **Commissioner Updates and Questions**
 9. **Adjournment**
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Published in the San Mateo County Times on March 13, 2021 and Half Moon Bay Review on March 17, 2021.