



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 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. 1579

**Wednesday, May 28, 2014
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 the materials related to it.

SPEAKING AT THE PUBLIC HEARING:

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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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 \$639.83 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. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

For further information on any item listed below, please contact the Project Planner indicated.

NEXT MEETING:

The next Planning Commission meeting will be on June 25, 2014.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 Staff: Eggemeyer, 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 May 14, 2014.

CONSENT AGENDA

9:00 a.m.

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker’s slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

1. **Owner/Applicant:** State of California Beaches and Parks
 File No.: PLN2013-00484
 Location: Año Nuevo State Reserve
 Assessor’s Parcel No.: 089-230-470

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow coastal trail access improvements located within the Año Nuevo State Reserve along the Año Nuevo Point Trail. The trailhead is located approximately 10 miles south of Pescadero in the unincorporated Pescadero West area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed November 20, 2013. Please direct any questions to Senior Planner Melissa Ross at 650/599-1559 or mross@smcgov.org.

2. **Owner:** County of San Mateo
Applicant: County of San Mateo Department of Public Works
 File No.: PLN2014-00144
 Location: Carlos St., between Etheldore St. and California Ave., Moss Beach
 Assessor's Parcel Nos.: Public R-O-W, adjacent to 037-097-010, 037-097-160, 037-097-200, 037-097-210, 037-097-240, and 037-097-250

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to implement a "Green Streets Improvement Project" on Carlos Street in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed April 28, 2014. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or mschaller@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

3. **Owners:** Various
Applicant: County of San Mateo Planning and Building Department
 File No.: PLN2013-00111
 Location: Princeton
 Assessor's Parcel Nos.: Various

Informational Item: Status update of the County's Plan Princeton project including a presentation of the Existing Conditions Report. Please direct any questions to Project Planner Summer Burlison at 650/363-1815 or sburlison@smcgov.org.

4. **Owner:** Girl Scouts of Northern California
Applicant: Thomas Soper
 File No.: PLN1999-00105
 Location: 1400 Canyon Rd., Pescadero
 Assessor's Parcel Nos.: 089-120-110 and 089-120-120

Consideration of a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353, respectively, of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for additions to an existing organized camp facility that includes one (1) ADA bathroom (300 sq. ft.); five (5) tent platforms (364 sq. ft. each); one (1) open cooking shelter (385 sq. ft.); one (1) camping dormitory (2,031 sq. ft.); and demolition of one (1) camping dormitory (2,536 sq. ft.), along with the construction of a 280-linear ft. debris flow wall ranging in height from 6-8 ft.; 1,290 cubic yards of grading; removal of 19 significant sized trees; expansion of the septic system and fire access improvements located at 1400 Canyon Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application filed December 23, 2013. Please direct any questions to Project Planner Summer Burlison at 650/363-1815 or sburlison@smcgov.org.

- 5. **Owner/Appellant:** **Ida Lo**
 File No.: PLN2013-00490
 Location: 2454 Park Rd., Emerald Lake Hills
 Assessor's Parcel No.: 057-162-130

Consideration of an appeal of a decision by the Community Development Director to deny a Tree Removal Permit, to remove a redwood tree, located at 2454 Park Road, in the unincorporated Emerald Lake Hills area of San Mateo County. Application filed November 27, 2013. Please direct any questions to Project Planner Olivia Boo at 650/363-1818 or oboo@smcgov.org.

- 6. **Owner:** **County of San Mateo**
Applicant: **County of San Mateo Parks Department**
 File No.: PLN2012-00126
 Location: California Ave. at North Lake St., Moss Beach
 Assessor's Parcel No.: 037-113-080

Consideration of a Coastal Development Permit, to allow for minor repairs and alterations to an existing 39-space parking lot and rest area on a 32,306 sq. ft. parcel, which serves the Fitzgerald Marine Reserve located in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed May 10, 2012. Please direct any questions to Project Planner Angela Chavez at 650/599-7217 or achavez@smcgov.org.

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

Agenda items published in the San Mateo County Times on May 17, 2014 and in the Half Moon Bay Review on May 21, 2014.