



Planning & Building Department Planning Commission

Vacant, 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. 1625

Wednesday, January 11, 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 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

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 January 25, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez
 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 meetings of November 30, 2016 and December 14, 2016.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** **Andreas Bechtolsheim and State of California**
Applicant: **San Mateo County Parks Department**
 File No.: PLN 2016-00398
 Location: Green Valley (east of Gray Whale Cove State Beach, directly south of the Devil’s Slide Tunnel south portal)
 Assessor’s Parcel Nos.: 036-380-120,-140,-180 and -190

Consideration of a Coastal Development Permit and a Planned Agricultural Development Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of the Green Valley Trail (part of the California Coastal Trail). The project is appealable to the California Coastal Commission. Application deemed complete September 14, 2016. Senior Planner Michael Schaller at 650/363-1849 or mschaller@smcgov.org.

2. **Owner:** **Philomena LLC**
Applicant: **Tom Carey**
 File No.: PLN 2016-00014
 Location: Miramar Drive, Miramar
 Assessor’s Parcel No.: 048-054-120

Certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 2,171 sq. ft. two-story single-family residence plus an attached 378 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel. The parcel is located in close proximity to Arroyo de en Medio Creek. Two (2) significant

trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission. Application deemed complete December 8, 2016. Project Planner Dennis Aguirre at 650/363/1867 or daguirre@smcgov.org.

3. **Applicant:** **Coastside Fire Protection District**
File No.: PLN 2016-00346
Location: Obispo Road, El Granada
Assessor's Parcel No.: 047-261-030

INFORMATIONAL ITEM: Introduction of a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), conducted during the 45-day public review period, for the Coastside Fire Protection District's proposed Fire Station 41 (El Granada) Replacement Project at the corner of Obispo Road and Coronado Street in the unincorporated area of El Granada. The Coastside Fire Protection District is acting as lead agency pursuant to Section 15051(a) of CEQA. Please direct any questions to Project Planner Summer Burlison at 650/363/1815 or sburlison@smcgov.org.

4. **Correspondence and Other Matters**
5. **Consideration of Study Session for Next Meeting**
6. **Director's Report**
7. **Adjournment**

Published in the San Mateo County Times on December 31, 2016, and the Half Moon Bay Review on January 4, 2017.