



## Notice of Public Hearing

### **SAN MATEO COUNTY PLANNING COMMISSION**

MEETING NO. 1711

Wednesday September 22, 2021

9:00 a.m.

**\* BY VIDEOCONFERENCE ONLY\***

<https://smcgov.zoom.us/j/98951475699>

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](mailto: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](mailto: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 September 22, 2021 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/98951475699> The meeting ID is 989 5147 5699 September 22, 2021 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 989 5147 5699 then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>).

## PLANNING COMMISSION AGENDA

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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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Email: [jlujan@smcgov.org](mailto: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](mailto:planning_commission@smcgov.org) or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is October 6, 2021**

### **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 October 6, 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 meetings of August 25, 2021 and September 8, 2021.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**  
**9:00 a.m.**

1. **Owner:** SUNCAL PROPERTIES & INVESTMENTS PARTNERSHIP LLC  
**Applicants:** Raj Sharma  
 File Number: PLN2020-00043  
 Location: Located off of Ocean Boulevard between Precita Avenue and Bernal Avenue (District 3)  
 Assessor's Parcel No's: 037-278-090

Consideration of a Coastal Development Permit, Design Review Non-Conforming Use Permit, and Variance, to allow the construction of a new 1,861 sq. ft. single-family residence with an attached two-car garage (423 sq. ft.), with a reduced front setback to 14 feet, 8 inches where 20 feet is required, and an increase in allowed site coverage from 25% to 32% on a substandard 4,761 sq. ft. legal parcel located on Ocean Boulevard in the unincorporated Moss Beach area. The project includes a sewer mainline extension along Ocean Avenue. The Coastal Development Permit is appealable to the California Coastal Commission. Application deemed complete on February 8, 2021. Please direct any questions to Project Planner Kanoa Kelley at [KKelley@smcgov.org](mailto:KKelley@smcgov.org).

2. **Owner/Applicant** Sanjeet Dutta  
**Appellant:** Bob Zimmerman  
 File Number: PLN2020-00130  
 Location: 250 Bonita Rd, Portola Valley (District 3)  
 Assessor's Parcel No's: 080-060-570

Consideration of an appeal of the Community Development Director's decision to approve a Grading Permit, to allow 731 cubic yards of grading and the removal of nine significant trees for landscape improvements and septic system expansion associated with an existing single-family residence. Appeal was filed July 8, 2021. Please direct any questions to Project Planner Kelsey Lang at [klang@smcgov.org](mailto:klang@smcgov.org).

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