



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. 1605

**Wednesday, October 28, 2015
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 \$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.

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

NEXT MEETING:

The next Planning Commission meeting will be on November 4, 2015.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 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 October 14, 2015.

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** **Martin & Carolyn Eberhard Trust**
 File No.: PLN 2015-00203
 Location: Skyline Boulevard/Allen Road, Woodside
 Assessor’s Parcel Nos.: 072-343-010, 072-343-020, 075-330-100 and 075-340-130

Consideration of (1) General Plan Map Amendment changing the land use designation of four parcels from Open Space to Timber Production, and (2) Zoning Map Amendment to rezone same parcels from Resource Management (RM) to Timberland Preserve Zone (TPZ). Application deemed complete September 11, 2015. Please direct any questions to Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

2. **Owner/Applicant:** **Jared Lawson**
 File No.: PLN2002-00267
 Location: East of 2080, Cabrillo Highway
 Assessor’s Parcel Nos.: 089-230-280

Consideration of the Certification of an Initial Study/ Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and a Coastal Development Permit (CDP) and Planned Agricultural Permit, pursuant to Sections 6328 and 6350 of the San Mateo County Zoning Regulations,

respectively, for a new, permanent 1,590 sq. ft., 2-story farm labor housing unit; a 1,200 sq. ft. 2-story agricultural barn; legalization of an 804 sq. ft. yurt as a non-habitable accessory structure, and conversion of an on-site agricultural well to domestic use, on a 14.5-acre parcel located along Green Oaks Creek, immediately east of 2080 Cabrillo Highway (Pie Ranch parcel), in the unincorporated Pescadero area of San Mateo County. The project is located the within the Cabrillo Highway State Scenic Corridor and the CDP is appealable to the California Coastal Commission. Application deemed complete September 15, 2015. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

3. **STUDY SESSION: SECOND UNIT ORDINANCE**

Presented by: County of San Mateo Department of Planning & Building

Study session on the County's work to address second unit issues in the unincorporated County, including revisions to the County's Second Unit Ordinance and potential policy approaches from the Board of Supervisors' Affordable Housing Study Session and White Paper.

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 October 17, 2015 and Half Moon Bay Review on October 14, 2015