



## Planning & Building Department Planning Commission

Vacant, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Mario Santacruz, 5<sup>th</sup> 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. 1632**

**Wednesday June 14, 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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
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 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 June 28, 2017.

**AGENDA**

**Pledge of Allegiance**

**Roll Call:** Commissioners: Santacruz, Hansson, Ramirez, Kersteen-Tucker  
 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 May 24, 2017.

**CONSENT AGENDA**

9:00 a.m.

- 1. **Owner:** Darck Pearl Investments LLC  
**Applicant:** Ken Brogno  
 File No.: PLN2015-00512  
 Location: 3295 El Camino Real, North Fair Oaks  
 Assessor’s Parcel Nos.: 060-281-210 (undeveloped portion), 060-281-220 (developed portion)

Review of a draft report from the Planning Commission to the Board of Supervisors, pursuant to Zoning Regulations Section 6552, regarding a proposed General Plan Amendment and Zoning Map Amendment, File No. PLN 2015-00512, reflecting the Planning Commission’s discussion and recommendation on the proposal from the May 24, 2017 hearing. Contact Project Planner Bryan Albini at 650-363-1807 or [balbini@smcgov.org](mailto:balbini@smcgov.org).

**REGULAR AGENDA**

9:00 a.m.

- 2. **Owner:** Peninsula Open Space Trust  
**Applicant:** Lisa Grote  
 File No.: PLN 2016-00495 and PLN2016-00496  
 Location: 950 La Honda Road, unincorporated San Gregorio  
 Assessor’s Parcel Nos.: 081-250-020

Consideration of an Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act for the construction of four (4) new Farm Labor Housing units, associated septic system, a domestic well, construction of three (3) new non-soil

dependent greenhouses, and the legalization of one (1) permanent farm stand. The property is located at 950 La Honda Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete January 26, 2017. Contact Project Planner Robert Bartoli at 650-363-1857 or [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org).

- 3. **Owner:** J.C. Menendez Barrera & Diane Menendez
- Applicant:** Eric Cox
- File No.: PLN2016-00153
- Location: Sevilla Avenue, El Granada
- Assessor’s Parcel No.: 047-071-260

Consideration of a Design Review Permit and a Coastal Development Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Certificate of Compliance (Type B) to legalize a 6,079 sq. ft. parcel, pursuant to Section 7134.2 of the County Subdivision Regulations, and to allow construction of a new 2,909 sq. ft. single-family residence, including a 728 sq. ft. two-car garage and shop area, on the subject property and an approximately 33-foot roadway extension of Sevilla Avenue (30 ft. wide) to serve the project. The project is located on Sevilla Avenue between Madrona Avenue and Sonora Avenue in the unincorporated El Granada area of San Mateo County. The project involves minor grading and no tree removal. The project is appealable to the California Coastal Commission. Application deemed complete March 10, 2017. Contact Senior Planner Camille Leung at 650-363-1826 or [cleung@smcgov.org](mailto:cleung@smcgov.org).

- 4. **Owner:** State of California
- Applicant:** State of California Department of Parks and Recreation
- File No.: PLN2016-00306
- Location: Cabrillo Highway, Montara State Beach
- Assessor’s Parcel Nos.: 036-331-010

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations and Section 9287 of the County Grading Ordinance, to improve an existing unpaved parking lot and trail at Montara State Beach. This project is appealable to the California Coastal Commission. Application deemed complete February 6, 2017. Contact Project Planner Angela Chavez at 650-599-7217 or [achavez@smcgov.org](mailto:achavez@smcgov.org).

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