



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1681
Wednesday December 11, 2019
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. 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 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 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 8, 2020.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
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 November 13, 2019.

CONSENT AGENDA

9:00 a.m.

1. Owner: Paul Moody
Applicant: Edward Love
File Number: PLN2018-00391
Location: Sunshine Valley Road, Moss Beach
Assessor's Parcel No.: 037-144-260

Consideration of a Coastal Development Permit, and Design Review Permit, to allow construction of a new 1,632 sq. ft. two-story single-family residence, plus a 459 sq. ft. attached garage, located on a 5,949 sq. ft. legal parcel. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete May 19, 2019. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or aguirre@smcgov.org.

2. Owner: Tabachnik Mateo Tr
Applicant: Allen Ishibashi; MROSD
File Number: PLN2019-00426
Location: 2100 Lobitos Creek Road, unincorporated Half Moon Bay
Assessor's Parcel Nos.: 066-300-020; 066-300-010

General Plan Conformity analysis for the Midpeninsula Regional Open Space District's proposed purchase of APNs 066-300-020 and 066-300-010, totaling 149 acres, for the purpose of adding portions of the property to the Purisima Creek and Tunitas Creek Open Space Preserves. Application deemed complete October 20, 2019. Please direct any questions to Project Planner Will Gibson 650/363-1816 or wgibson@smcgov.org.

3. Owner: David and Marsha Moutrie
Applicant: Edward Love
File Number: PLN2019-00068
Location: Alvarado Avenue, Bernal Avenue in Moss Beach
Assessor's Parcel No.: 037-279-060

Consideration of a Design Review recommendation and hearing-level Coastal Development Permit (CDP) to allow construction of a new two-story, 2,967 sq. ft. single-family residence with an attached 570 sq. ft. 2-car garage on a 13,139 sq. ft. undeveloped legal parcel. Minor grading and no tree removal proposed. The CDP is appealable to the California Coastal Commission. Application deemed complete June 9, 2019. Please direct any questions to Project Planner Renée Ananda 650/363-1554 or rananda@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 4. Owner: Point Pillar Project Developers**
Applicant: Ron Stefanick
File Number: PLN 2017-00320
Location: Capistrano Road, Princeton
Assessor's Parcel No: 047-081-430

Consideration of 1) the Certification of an Initial Study and Mitigated Negative Declaration, and 2) a Coastal Development Permit, Use Permit, Design Review Permit, and Mobilehome Park Permit, and a Grading Permit, for the construction of a new 50-space Recreational Vehicle (RV) park, 7 tent camping spaces, plus an 869 sq. ft. shower and laundry building located on a legal 3.356-acre parcel. The construction of the RV park involves 4,500 cubic yards of cut and 4,575 cubic yards of fill. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete September 3, 2019. Please direct any questions to Project Planner Ruemel Panglao 650/363-4582 or rpanglao@smcgov.org.

- 5. Owner/Applicant: Jefferson 10 Investors, LP**
File Number: PLN2011-00044
Location: 4057 Jefferson Avenue, Emerald Lake Hills
Assessor's Parcel No: 068-211-270

Consideration of a Major Subdivision, a Grading Permit, Street Name Assignment, and certification of a Mitigated Negative Declaration, for a proposed nine lot subdivision. The project includes the subdivision of the 3.88-acre subject site into nine legal parcels for development. The project will require 9,887 cubic yards of grading and the removal of 63 trees. Application deemed complete October 11, 2019. Please direct any questions to Project Planner James Castaneda 650/363-1853 or jcastaneda@smcgov.org.

- 6. Correspondence and Other Matters**
- 7. Consideration of Study Session for Next Meeting**
- 8. Director's Report**
- 9. 2020 Planning Commission Election for Chair and Vice Chair**
- 10. Commissioner Updates and Questions**
- 11. Adjournment**
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