



Planning & Building Department Planning Commission

Kumkum Gupta 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 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. 1638

**Wednesday September 13, 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

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 September 27, 2017.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, 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 meeting of August 23, 2017.

FIELD TRIP

9:15 a.m.

At approximately 9:15 a.m., the Planning Commission will depart County Government Center for the Quiroste Valley Cultural Preserve within Año Nuevo State Park, Pescadero. Following the site visit to Quiroste Valley Cultural Preserve, the Planning Commission will travel to the property adjacent to 10257 Cabrillo Highway (west side), approximately 2 miles north of Pigeon Point. The public may accompany the Commission, provided they arrange their own transportation. If you plan to attend or have questions about the field trip, please contact the Planning Commission Secretary.

CONSENT AGENDA

1:30 p.m.

1. **Owner/Applicant:** Midpeninsula Regional Open Space District
 File No.: PLN2016-00412
 Location: 2050 Purisima Creek Road, unincorporated Half Moon Bay
 Assessor's Parcel No.: 066-230-030

Consideration of an After-The-Fact Coastal Development Permit and Grading Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations and Section 9298 of the San Mateo County Building Regulations, respectively, for the removal of approximately 400 cubic yards of fill material placed on the upper channel bank of Purisima Creek located on a developed parcel in the unincorporated North San Gregorio area of San Mateo County. This project is located in the Purisima Creek Road County Scenic Corridor and is appealable to the California Coastal Commission. Application deemed complete June 9, 2017. Contact Project Planner Carmelisa Morales 650-363-1873 or CJMorales@smcgov.org.

REGULAR AGENDA

1:30 p.m.

2. **Owner:** PDG, Inc.
Applicant: Kerry Burke
 File No.: PLN2016-00106
 Location: Adjacent to 10257 of Cabrillo Highway (west side), approximately 2 miles north of Pigeon Point, Pescadero
 Assessor's Parcel No.: 086-211-030

Consideration of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and a Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6355, respectively, of the San Mateo County Zoning Regulations, to construct a split-rail fence along the northern boundary of the property adjacent to a public coastal access easement and two (2) accessory structures for an agricultural operation to grow Monterey Cypress trees, and to install a water tank and power panel for a domestic water well on the subject property. The project is located on an undeveloped parcel in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete May 9, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

- 3. **Owner:** State of California
Applicant: California Department of Parks and Recreation
 File No.: PLN2017-00024
 Location: Quiroste Valley Cultural Preserve within Año Nuevo State Park, Pescadero
 Assessor's Parcel Nos.: 089-200-120, -160

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the Zoning Regulations, and Land Clearing Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, to allow the California Department of Parks and Recreation to implement the Quiroste Valley Cultural Preserve Vegetation Management Plan at a 115-acre area within Año Nuevo State Park, located east of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The project includes the removal of woody plant species, including various shrubs and an estimated 10,000 Douglas fir trees (*Pseudotsuga menziesii*) that are equal to or less than 24-inch DBH (diameter at breast height), over the course of approximately five years. The CDP is appealable to the California Coastal Commission. This item is continued from the July 12, 2017 Planning Commission meeting. Application deemed complete April 12, 2017. Contact Project Planner Ruemel Panglao at 650-363-4582 or rpanglao@smcgov.org.

- 4. **Owner/Applicant:** Steve Peterson
 File Nos.: PLN2016-00337 and PLN2016-00264
 Location: Terrace Avenue and Miramar Drive, Miramar
 Assessor's Parcel No.: 048-072-290

Consideration of an appeal of the San Mateo County Community Development Director's decision to approve an "After-the-Fact" staff-level Coastal Development Permit (CDP) for the unauthorized removal of vegetation (PLN 2016-00264 and VIO 2016-00141) and Coastside Design Review Permit (PLN2016-00337) to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. second unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444). The second unit is a ministerial project that does not require review by the Planning Commission. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal associated with the construction of the new residence. The project is not appealable to the California Coastal Commission. Application deemed complete January 25, 2017. Contact Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

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