



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1686
Wednesday March 11, 2020
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 <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 March 26, 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 meetings for February 12, 2020 and February 26, 2020.

CONSENT AGENDA

9:00 a.m.

1. **Owner:** PENINSULA OPEN SPACE TRUST
Applicant: Allen Ishibashi, MROSD
File Number: PLN2020-00062
Location: 811 La Honda Rd, San Gregorio
Assessor's Parcel No: 081-040-010, 081-22-010 & 081-22-020

Consideration of a General Plan Conformity analysis for Midpeninsula Regional Open Space District's potential purchase of APNs 081-040-010, 081-022-010 & 081-022-020, comprising 540 acres total. The purchase would expand the District's Tunitas Creek Open Space Preserve and be managed for open space, habitat preservation, conservation grazing, agriculture, watershed protection, and low intensity recreation (trails). Application deemed complete February 18, 2019. Please direct any questions to Project Planner Katie Faulkner 650/363-1882 or kfaulkner@smcgov.org.

REGULAR AGENDA

9:00 a.m.

2. **Owner:** Nick Zmay
Applicant: Chu Design Associates, Inc.
File Number: PLN2018-00343
Location: Del Monte Road, El Granada
Assessor's Parcel No: 047-181-080

Consideration of a Design Review Permit and Grading Permit to construct a new 3,325 sq. ft., two-story single-family residence on a 6,526 sq. ft. vacant parcel in unincorporated community of El Granada. The proposed grading is comprised of one thousand three hundred sixty-four (1,364) cubic yards of cut and the removal of six trees in order to accommodate the building into the topography. Application deemed complete September 12, 2019. Please direct any questions to Project Planner Bryan Albini 650-363-1807 or balbini@smcgov.org.

3. **Owner:** **California Department of Transportation (CalTrans)**
 Applicant: **San Mateo County**
 File Number: PLN2015-00325
 Location: N/A (Public Right-of-Way)
 Assessor's Parcel No: N/A

Consideration of a Coastal Development Permit and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the construction of a 0.8-mile multi-use trail within the Caltrans right-of-way in the unincorporated community of El Granada, California. This project is appealable to the California Coastal Commission. Application deemed complete January 2, 2018. Please direct any questions to Project Planner Michael Schaller 650/363-1849 or mschaller@smcgov.org.

4. **Owner/Applicant:** **County of San Mateo Planning and Building Department**
 Location: Countywide, unincorporated
 Assessor's Parcel Nos.: Countywide

Informational Item: Briefing on Long Range Planning Work Plan. Please direct any questions to Planning Services Manager Joe LaClair 650/363-1865 or jlaclair@smcgov.org.

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