



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. 1585

Wednesday, October 8, 2014
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

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

NEXT MEETING:

The next Planning Commission meeting will be on October 22, 2014.

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 September 24, 2014.

CONSENT AGENDA

9:00 a.m.

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

- 1. **Owner:** County of San Mateo
- Applicant:** San Mateo County Department of Public Works
- File No.:** PLN2014-00199
- Location:** Higgins Canyon Road, Seaside Road, Bear Gulch Road, and Stage Road in unincorporated San Gregorio and the Rural Midcoast
- Assessor's Parcel No.:** Public R-O-W

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the replacement or reattachment of road culverts and the repairing of road slip outs at various locations on Higgins Canyon Road, Seaside School Road, Bear Gulch Road, and Stage Road in the unincorporated areas of San Gregorio and the Rural Midcoast. This project is appealable to the California Coastal Commission. Application deemed complete August 14, 2014. Please direct any questions to Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA
9:00 a.m.

2. **Owner:** County of San Mateo
Applicant: San Mateo County Parks Department
 File No.: PLN2014-00211
 Location: Fitzgerald Marine Reserve, Moss Beach
 Assessor's Parcel Nos.: 037-101-260, 037-101-280, 037-192-030, 037-193-010, 037-194-010, 037-194-040, 037-195-030, and 037-196-100

Consideration of a Coastal Development Permit, pursuant to Sections 6328 of the County Zoning Regulations, to allow the removal of 64 trees and trimming of 56 trees within a 12.3-acre area of Fitzgerald Marine Reserve (for the purpose of removing hazards and improving the biological habitat of the Monterey cypress grove), located approximately 7 miles north of Half Moon Bay in the unincorporated Moss Beach area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete June 30, 2014. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

3. **Applicant:** San Mateo County Planning and Building Department
 File No.: PLN2014-00341

Consideration of proposed revisions to the policy governing the Farm Labor Housing permit processing and renewal process. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

4. **Owner:** San Francisco Public Utilities Commission
Applicant: St. Francis Center
 File No.: PLN2010-00172
 Location: 2600 Block of Marlborough Avenue, North Fair Oaks
 Assessor's Parcel No.: 093-530-010

Consideration of a Zoning Text Amendment to amend the PUD-136 Zoning District to permit a 20 space parking lot and community garden area rather than a 37 space parking lot for the Siena Youth Center located at 2625 Marlborough Ave.; the parking lot/garden area is to be located on the San Francisco Public Utility Commission (SFPUC) Hetch Hetchy right-of-way on the 2600 Block of Marlborough Ave. between Nottingham Ave. and Buckingham Ave. Application deemed complete June 19, 2014. Please direct any questions to Deputy Director Lisa Aozasa at 650-363-4852 or laozasa@smcgov.org.

5. **Owner/Applicant:** Mental Health Association of San Mateo County
 File No.: PLN2014-00118
 Location: 101/105 5th Avenue, North Fair Oaks
 Assessor's Parcel Nos.: 060-265-050, 060-265-060, and 060-265-070

Consideration of a Zoning Text and Map Amendment to rezone the subject parcels from "PUD-133" to "PUD-137", pursuant to Section 6550 of the County Zoning Regulations for the construction of a 16-unit, two story multi-family supportive housing development. Application deemed complete May 15, 2014. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

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

Agenda items published in the San Mateo County Times on September 27, 2014 and in the Half Moon Bay Review on October 1, 2014.