



Planning & Building Department Planning Commission

Vacant, 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. 1635

**Wednesday July 26, 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 August 9, 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 meeting of July 12, 2017.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner/Applicant:** Leland Stanford Junior University
 File No.: PLN2017-00113
 Location: Jasper Ridge Biological Preserve
 Assessor’s Parcel Nos.: 074-480-230, 074-490-020

Consideration of a Grading Permit for the replacement of an at-grade creek crossing with a low-flow box culvert crossing over San Francisquito Creek at Jasper Ridge Biological Preserve. Project involves 730 cubic yards of cut and 450 cubic yards of fill. California Department of Fish & Wildlife is the lead agency who has determined that the project is exempt from CEQA. The project spans 2 parcels (074-480-230, 074-490-020) which are zoned R-E/S-11 and is located in the Junipero Serra I-280 State Scenic Corridor. Application deemed complete April 12, 2017. Contact Project Planner Ruemel Panglao at 650-363-4582 or rpanglao@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** County of San Mateo
 File No.: PLN2017-00112
 Location: Broadway Street-End (Public Right-of-Way), Princeton
 Assessor’s Parcel No.: Public Right-of-Way

Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Sections 6328.4, 6267.1, and 6268, respectively, of the San Mateo County Zoning Regulations, to make public amenity improvements to the Broadway street-end in the unincorporated area of Princeton that includes installing two wooden benches, an interpretive sign, and relocating a guardrail. The project is appealable to the California Coastal Commission. Application deemed complete April 13, 2017. Contact Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

- 3. **Owner:** Daniel Miles Joo
Applicant: Chris Ridgeway
 File No.: PLN2015-00527
 Location: Main Street, Montara
 Assessor's Parcel Nos.: 036-047-030, 040

Consideration of a Coastal Development Permit (CDP) and a Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations, to allow construction of a new two-story, 2,559 sq. ft. single-family residence, including a 699 sq. ft. second unit and an attached 613 sq. ft. two-car garage, on two legal 2,500 sq. ft. parcels that will be merged into one legal 5,000 sq. ft. parcel, pursuant to Section 7123 of the County Subdivision Regulations. The project includes the removal of four (4) trees and approximately 240 cubic yards of excavation. The second unit requires a ministerial decision and is not subject to review by the Planning Commission. The CDP is appealable to the California Coastal Commission. Application deemed complete April 6, 2017. Contact Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

- 4. **Owner:** Todd Gelfand Trust
Applicant: Peninsula Open Space Trust
 File No.: PLN2017-00190
 Location: 20775 S. Cabrillo Hwy., San Gregorio
 Assessor's Parcel Nos.: 081-060-020 and -030

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations and an Architectural Review Permit pursuant to the California Streets and Highways Code for: 1) the drilling of up to five test wells to determine the presence of a domestic water source; and 2) the clearing of vegetation from an overgrown path to accommodate a geotechnical drill rig; and a Certificate of Compliance, Type B, pursuant to Section 7134.2 of the County Subdivision Regulations to establish the legality of the 9.1 acre subject parcel. This project is appealable to the California Coastal Commission. Application deemed complete May 5, 2017. Contact Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

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

Published in the San Mateo County Times on July 15, 2017 and the Half Moon Bay Review on July 19, 2017.