



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> 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. 1580

Wednesday, June 25, 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](mailto:planning-commission@smcgov.org)

Heather Hardy  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [hhardy@smcgov.org](mailto: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](mailto:sanmateocounty@service.govdelivery.com).

#### **NEXT MEETING:**

The next Planning Commission meeting will be on July 9, 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.

**Consideration of the Minutes** of the Planning Commission meeting of May 28, 2014.

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**REGULAR AGENDA****9:00 a.m.**

1. **Owner/Appellant:** **Ida Lo**  
File No.: PLN2013-00490  
Location: 2454 Park Road, Emerald Lake Hills  
Assessor's Parcel No.: 057-162-130

Consideration of an appeal of a decision by the Community Development Director to deny a Tree Removal Permit, to remove a redwood tree, located at 2454 Park Road, in the unincorporated Emerald Lake Hills area of San Mateo County. Application filed November 27, 2013. This item is continued from the May 28, 2014 meeting. Please direct any questions to Project Planner Olivia Boo at 650/363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

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**9:30 a.m.**

2. **Owner/Applicant:** **Bob Lemos**  
File No.: PLN2000-00711  
Location: 12320 San Mateo Road, Half Moon Bay  
Assessor's Parcel Nos.: 056-360-310, 056-360-320, 056-360-330, and 056-360-340

Consideration of a renewal of a Planned Agricultural Development Permit and amendment of a Coastal Development Permit, pursuant to Sections 6353 and 6328 of the San Mateo County Zoning Regulations respectively, and a Confined Animal Permit renewal, pursuant to Section 7700 of the County Ordinance Code, to allow the continued operation of a commercial recreation business and the construction of a new 3,145 sq. ft. agricultural barn to replace an existing barn in the same location. The commercial recreation business includes: (1) pumpkins sales, (2) Christmas tree sales and, (3) year-round farm related entertainment activities for youth. This project is appealable to the California Coastal Commission. Application filed January 22, 2014. Please direct any questions to Project Planner Tiare Pena at 650/363-1850 or [tpeña@smcgov.org](mailto:tpeña@smcgov.org).

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**10:00 a.m.**

3. **Owner/Applicant:** **Chris Gounalakis**  
File No.: PLN2013-00494  
Location: 185 Verde Road, Half Moon Bay  
Assessor's Parcel No.: 066-310-080

Consideration of a Planned Agricultural District Permit, pursuant to Section 6353 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road, in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed December 5, 2013. Please direct any questions to Senior Planner Camille Leung at 650/363-1826 or [cleung@smcgov.org](mailto:cleung@smcgov.org).

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