



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. 1600

Wednesday, July 22, 2015
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

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 \$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.

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 12, 2015.

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 meetings of May 27, 2015 and July 8, 2015.

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** **Jessica Koehne**
 Appellant: Tom Uridel
 File No.: PLN2015-00072
 Location: 1090 Los Trancos Road, Los Trancos Woods
 Assessor's Parcel No.: 080-082-070

Consideration of an appeal of a decision by the Community Development Director to approve a Tree Removal Permit, pursuant to Section 12000 of the San Mateo County Ordinance Code, to remove one black oak tree. Application deemed complete April 10, 2015. This item is continued from the July 8, 2015 meeting. Please direct any questions to Project Planner, Bryan Albini at 650-363-1807 or balbini@smcgov.org.

2. **Owners:** **Raymond and Ted Angwin**
Applicant: **James Wilkinson**
 File No.: PLN2014-00421
 Location: Cabrillo Highway, unincorporated San Gregorio
 Assessor's Parcel Nos.: 066-330-130 and 066-330-150

Consideration of certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, an Architectural Review Exemption, pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, to drill a domestic water well to serve a

future single-family dwelling. The vacant parcel is located west of Highway 1 (Cabrillo Highway State Scenic Corridor) approximately 0.5 mile north of Tunitas Creek Road. The project is appealable to the California Coastal Commission. Application deemed complete March 6, 2015. Please direct any questions to Project Planner, Angela Chavez at 650-599-7217 or achavez@smcgov.org.

- 3. **Owner/Applicant:** **Chris Gounalakis**
 File No.: PLN2015-00084
 Location: 185 Verde Road, unincorporated Half Moon Bay
 Assessor's Parcel No.: 066-310-080

Consideration of a Planned Agricultural District Permit, pursuant to Section 6350 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. The project is appealable to the California Coastal Commission. Application deemed complete June 9, 2015. Please direct any questions to Project Planner, Robert Bartoli at 650-363-1857 or rbartoli@smcgov.org.

- 4. **Owners:** **Various**
Applicant: **County of San Mateo Planning and Building Department**
 File No.: PLN2013-00111
 Location: Princeton
 Assessor's Parcel No.: Various

Informational Item: The Commission will receive a status update on the County's "Plan Princeton" efforts, including a presentation of plan alternatives and the preferred plan. Please direct any questions to Project Planner, Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

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

Agenda items were published in the San Mateo County Times on July 11, 2015 and in the Half Moon Bay Review on July 8, 2015.