



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

MEETING NO. 1690

Wednesday June 10, 2020

9:00 a.m.

****** BY VIDEOCONFERENCE ONLY******

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Board chambers is no longer open to the public for Planning Commission meetings.

***PUBLIC PARTICIPATION:**

***Written Comments:**

Members of the public may provide written comments by email to planning_commission@smcgov.org, and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda or is on the consent agenda.

The length of the emailed comment should commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read to the Commission for the appropriate agenda item, please submit your no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received after the deadline which are not read into the record will be provided to the Commission after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation 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 Janneth Lujan, Planning Commission Secretary, by 10:00 a.m. on the day before the meeting at jlujan@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

***SPOKEN COMMENTS:**

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The June 10, 2020 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94182176290>. The meeting ID is: 941-8217-6290 The June 10, 2020 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 941-8217-6290, then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>)

2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Planning Commission Chair or Planning Commission Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

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. All materials (including but not limited to models and pictures) submitted 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.

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 June 24, 2020.

AGENDA
9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
Staff: Monowitz, Fox

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.** Please follow the instructions explained above regarding the spoken public comments process.

Consideration of the Minutes of the Planning Commission meeting for May 27, 2020.

REGULAR AGENDA

9:00 a.m.

- 1. Owner/Applicant: Planning and Building Department, San Mateo County**
File Number: PLN2019-00363
Location: Various
Assessor's Parcel No: Various

Consideration of an ordinance amending the County's Density Bonus Ordinance, to comply with state law and to improve consistency and clarity of the regulations, and adding the amended sections to the published Zoning Regulations as Chapter 22.6. Application deemed complete April 1, 2020. Please direct any questions to Project Planner William Gibson at wgibson@smcgov.org.

- 2. Owner: Paul and Ruth Huard**
Applicant: Bone Structure
File Number: PLN2018-00154
Location: Magellan Avenue, Miramar
Assessor's Parcel No: 048-013-920

Consideration of (1) the Certification of an Addendum to an adopted Initial Study/Mitigated Negative Declaration and (2) a Coastal Development Permit and Design Review Permit to allow construction of a new two-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. Parcel. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete September 19, 2019. Please direct any questions to Project Planner Ruemel Panglao at rpanglao@smcgov.org.

- 3. Owner: Karen Eppes**
Applicant: Mark Stegmaier
File Number: PLN2019-00472
Location: 880 Park Avenue, Moss Beach
Assessor's Parcel No: 037-259-310

Consideration of a Design Review Permit and Coastal Development Permit to allow construction of a new 1,791 sq. ft., single story -family residence and attached 731 sq. ft. garage, on an existing 12,808 sq. ft. vacant legal parcel. The project is appealable to the California Coastal Commission. Application deemed complete March 11, 2020. Please direct any questions to Project Planner Bryan Albini at balbini@smcgov.org.

4. Owner/Applicant: MidPen Housing Corporation
File Number: PLN2018-00264
Location: Carlos Street, Moss Beach
Assessor's Parcel No: 037-022-070

Continued consideration of a Local Coastal Plan Map and Text Amendment, and a Zoning Text and Map Amendment to rezone one parcel from "PUD-124/CD" to "PUD-140/CD", in order to revise the site plan and project design and reduce the density of the previously approved PUD zoning from 148 dwelling units to 71 dwelling units composed entirely of affordable housing on a vacant parcel located at the corner of Carlos and Sierra Streets in Moss Beach. The amendment also includes a revision to Policy 3.15(d) of the LCP to require that all the dwelling units within the PUD be affordable. The amendments were first presented to the Planning Commission at its meeting of January 22, 2020, at which time public comments were received and the public comment period was closed. Please direct any questions to Project Planner Michael Schaller at mschaller@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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