



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City
MEETING NO. 1755
Wednesday, June 26, 2024
9:00 a.m.

<https://smcgov.zoom.us/j/82840827050>

*****IN-PERSON WITH REMOTE PARTICIPATION AVAILABLE*****

This meeting of the Planning Commission will be held in the Board of Supervisors Chambers, 400 County Center, Redwood City. Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person in the Board Chambers. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

Public Participation

The Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/82840827050>. The webinar ID is: 828 4082 7050. The Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 828 4082 7050 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.

*Written public comments may be emailed to planning_commission@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the meeting in Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests

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 meeting, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at planning_commission@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.

PLEDGE OF ALLEGIANCE

ROLL CALL**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter on consent agenda or matters not on the agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the meeting.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA**1. Consideration of the Minutes of the Planning Commission Hearing for June 12, 2024.**

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner: Coastside Fire Protection District**
Applicant: Austin Duncklee, PDK Architects Inc.
File Number: PLN2023-00311
Location: 501 Stetson Street, Moss Beach
Assessor's Parcel No.: 037-063-380

Consideration of a Coastal Development Permit, Use Permit, Variance, and Design Review Permit, pursuant to Sections 6328.4, 6500, 6530, and 6565.3, respectively, of the San Mateo County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, for the construction of a new 10,178 sq. ft. fire station to replace the existing Fire Station 44, on a 21,695 sq. ft. property located at 501 Stetson Street in the unincorporated Moss Beach area of San Mateo County. A Variance is requested for a reduction in the front setback and an exceedance of the maximum floor area of the zoning district. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302. Project Planner; Glen Jia, bjia@smcgov.org.

- 3. Owner: Coastside Fire Protection District**
Applicant: Austin Duncklee, PDK Architects Inc.
File Number: PLN2024-00033
Location: Etheldore Street, Moss Beach
Assessor's Parcel No.: 037-141-150

Consideration of a Coastal Development Permit, Design Review Permit, Use Permit, and Variance, pursuant to Sections 6328.4, 6565.3, 6500, and 6530, respectively, of the County Zoning Regulations, to allow the installation of a temporary 2,400 sq. ft. fire station, consisting of two (2) prefabricated, one-story buildings on a vacant, 8,374 sq. ft. parcel, located on Etheldore Street in the Moss Beach area of San Mateo County. A Variance is requested for a reduction in the minimum front and rear setbacks (20 ft.) of the zoning district. The project involves only minor grading and no tree

removal. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. Project Planner; Glen Jia, bjia@smcgov.org.

- 4. Owner: American Towers Corp**
Applicant: Sprint PCS, AT&T Wireless
File Number: PLN2006-00075, PLN2017-00135
Location: 3501 Whiting Ridge Road, Montara
Assessor's Parcel No.: Various

Consideration of a Coastal Development Permit (CDP), Resource Management – Coastal Zone Permit, Planned Agricultural District Permit, Use Permit Renewal, Variance, Design Review, Grading Permit and adoption of a Mitigated Negative Declaration, for the continued operation of an existing Sprint PCS Wireless facility (PLN2006-00075) and a CDP, Resource Management – Coastal Zone Permit, Use Permit, Design Review and Grading Permit to legalize an existing non-permitted AT&T Wireless facility (PLN2017-00135), pursuant to Sections 6328.4, 6313, 6353, 6500, 6512.6, 6531, 6565.3, 6900, 6903, and 9283, respectively of the San Mateo County Zoning Regulations; and to repair eroded sections of an existing 3.5 mile dirt access road, including 2,065 cubic yards of cut and the installation of four new fire truck turnouts. No tree removal is proposed. The project is located atop of Montara Mountain in unincorporated Montara and is appealable to the California Coastal Commission. Project Planner; Olivia Boo, oboo@smcgov.org.

- 5. CORRESPONDENCE & OTHER MATTERS**
 - 6. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
 - 7. DIRECTOR'S REPORT**
 - 8. COMMISSIONER UPDATES & QUESTIONS**
 - 9. ADJOURNMENT**
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ADDITIONAL INFORMATION

Correspondence to the Commission

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning_commission@smcgov.org

Angela Montes, Planning Commission Secretary
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: amontescardenas@smcgov.org

Decisions & 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. These can be sent via email to planning_commission@smcgov.org or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is July 11, 2024.**

Agendas & Staff Reports

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments 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.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next Planning Commission meeting will be on **July 10, 2024**.

INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS*In person**

If you wish to speak to the Planning Commission, please fill out a speaker's slip located in the anteroom as you enter the Board Chambers. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Board members and staff. **Speakers are customarily limited to 5 minutes.** Public comments in Chambers will be taken first, followed by speakers on Zoom.

Via Zoom

1. The Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/82840827050>. The webinar ID is: 828 4082 7050. The Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 828 4082 7050 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.
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 Chair of the Planning Commission or the Planning Commission Secretary open public comment for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to planning_commission@smcgov.org.
2. Your email 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.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i)

provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the open session agenda for a regular Planning Commission meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

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