



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

MEETING NO. 1710

Wednesday September 9, 2021

9:00 a.m.

*** BY VIDEOCONFERENCE ONLY ***

<https://smcgov.zoom.us/j/97115653594>

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 September 8, 2021 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/97115653594>. The meeting ID is 971 1565 3594
September 8, 2021 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 971 1565 3594 then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>).

PLANNING COMMISSION AGENDA

September 8, 2021

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
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. 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 September 23, 2021**

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 September 22, 2021.

Pledge of Allegiance

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

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.

CONSENT AGENDA
9:00 a.m.

Consideration of the Minutes of the Planning Commission meeting August 25, 2021.

1. **Owner:** Peninsula Open Space Trust (POST)
Applicants: Mid-Peninsula Regional Open Space District (MROSD)
 File Number: PLN 2021-00256
 Location: **Adjacent to** 1589 Higgins Canyon Road, Half Moon Bay (District 3)
 Assessor’s Parcel No’s: 064-370-200, 064-370-070, 064-370-110, 064-370-120, 065-210-090, 065-210-220, and 065-210-240

Consideration of a request by the MROSD, that the County determine whether the proposed purchase of an undivided 59% interest in the Johnston Ranch Property (APNs 064-370-200, 064-370-070, 064-370-110, 064-370-120, 065-210-090, 065-210-220, and 065-210-240) totaling 868 acres, conforms to the County General Plan. Application deemed complete on August 2, 2021. Please direct any questions to Project Planner Katie Faulkner at kfaulkner@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA
9:00 a.m.

2. **Owner/Applicants:** Tim Parsey
 File Number: PLN2020-00450
 Location: 2006 Vallemar Street, Moss Beach. (District 3)
 Assessor’s Parcel No’s: 037-085-020

Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception to allow construction of a new 1,438 sq. ft., 3-story, single family residence with an attached 197 sq. ft., 1-car garage on a 3,408 sq. ft. legal, developed parcel (COC95-0001). Due to the non-conforming size and triangular shape of the parcel, the applicant requests an Off-Street Parking Exception to allow one covered parking space where two covered spaces is the minimum required, as well as a Non-Conforming Use Permit to allow a 12 feet combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where 20 feet is the minimum required. No tree removal and minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete on June 3, 2021. Please direct any questions to Project Planner Camille Leung at cleung@smcgov.org.

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- 3. Correspondence and Other Matters**
 - 4. Consideration of Study Session for Next Meeting**
 - 5. Director’s Report**
 - 6. Commissioner Updates and Questions**
 - 7. Adjournment**