



Planning & Building Department Planning Commission

Kumkum Gupta, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 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. 1647

**Wednesday April 25, 2018
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. 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 \$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 <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 May 9, 2018.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Kersteen-Tucker
 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 meeting of February 28, 2018.

CONSENT AGENDA

9:00 a.m.

1. **Owner/Applicant:** Peninsula Open Space Trust/ Rita Gianni
 File No.: PLN2015-00413
 Location: 4309 Cloverdale Road, Pescadero
 Assessor’s Parcel Nos.:086-270-010, 087-190-010

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), for bridge repairs done in September 2015 and replacement of the bridge with a new 20-ft. wide free spanning bridge over Butano Creek on Gianni Ranch. The project includes the removal of 2 trees. The project is appealable to the California Coastal Commission. Application deemed complete February 26, 2018. Contact Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

2. **Owner/Applicant:** San Mateo County Parks
 File No.: PLN2016-00025
 PLN2017-00102
 PLN2017-00170
 Location: Pillar Point Bluff, Fitzgerald Marine Reserve, Nevada Avenue at North Lake Street, Moss Beach; Mirada Surf West, El Granada
 Assessor’s Parcel Nos.:Various

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the County Zoning Regulations, to: 1) allow the “after the-fact” placement and retention of 24 warning signs to keep the public away from hazardous bluff tops; 2) make repairs to an access ramp leading down from the bluff top; and 3) allow the “after-the-fact” removal of five Monterey cypress trees that were hazardous, at various locations within the Fitzgerald Marine Reserve and the Mirada Surf West County Park, in the unincorporated Moss Beach and El Granada areas of San Mateo County. This project is appealable to the California Coastal Commission. Applications deemed complete January 22, 2016, April 27, 2017 and March 16, 2018. Contact Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

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

- 3. **Owner:** **Marcus Maita, Gina Wood**
Applicant: **Marcus Maita**
 File No.: PLN2011-00070
 Location: 3151 Edison Way, North Fair Oaks
 Assessor’s Parcel No.: 060-041-100

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an indoor multi-sports and recreation facility located at 3151 Edison Way in the unincorporated North Fair Oaks area of San Mateo County. Application deemed complete March 22, 2018. Contact Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

- 4. **Owner:** **Rohan Mahadevan and Nandini Acharya**
Applicant: **Eueene H. Sakai**
 File No.: PLN2017-00262
 Location: 900 Menlo Oaks Drive, Menlo Oaks
 Assessor’s Parcel No.: 062-160-090

Consideration of proposed Findings of Denial for a Grading Permit to allow 590 cubic yards (c.y.) of grading to construct a new residence and basement and to deny the removal of three (3) significant trees located at 900 Menlo Oaks Drive in the unincorporated Menlo Oaks area of San Mateo County. This Grading Permit was appealed, and the permit was denied by the Planning Commission at its February 14, 2018 hearing. Appeal filed November 27, 2017. Contact Project Planner Laura Richstone at 650/363-1829 or lrichstone@smcgov.org.

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

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