



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

MEETING NO. 1703

Wednesday February 24, 2021

9:00 a.m.

** BY VIDEOCONFERENCE ONLY**

<https://smcgov.zoom.us/j/94566385197>

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 February 24, 2021 Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94566385197>. The meeting ID is: 945 6638 5197. The February 24, 2021 Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 945 6638 5197 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. 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.

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 March 10, 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 of February 10, 2021.

END OF THE CONSENT AGENDA

REGULAR AGENDA
9:00 a.m.

- 1. **Owner** MidPeninsula Open Space Trust
Applicant: Omar Smith/MidPen
 File Number: PLN2019-00385
 Location: 20080 Cabrillo Highway (District 3)
 Assessor's Parcel No's: 081-060-100

The Planning Commission will consider a Coastal Development Permit and a Planned Agricultural Permit to drill a domestic water well to replace domestic water drawn from a natural spring and spring water box. There is no grading, no tree removal and no vegetation removal. The property is located at 20080 Cabrillo Highway in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Olivia Boo at oboo@smcgov.org.

- 2. **Owner/Applicant:** Canyon Vista Partners, LLC
 File Number: PLN2020-00351
 Location: 206 Sequoia Ave, Sequoia Tract (District 3)
 Assessor's Parcel No's: 069-341-050

The Planning Commission will consider a (1) General Plan Map Amendment to change an 18,951 sq. ft. parcel developed with a single-family home from Medium Density Residential to High Density Residential, (2) Zoning Map Amendment to rezone the parcel from One-family Residential (R-1) to Multiple-family Residential (R-3), and (3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County. Please direct any questions to Project Planner Summer Burlison at sburlison@smcgov.org.

3. **Owner:** **Lowman**
 Applicant: **Turner**
 File Number: PLN2019-00366
 Location: 400 San Juan Avenue, El Granada (District 3)
 Assessor's Parcel No's: 047-117-010

The Planning Commission will consider a Coastal Development Permit (CDP) & Grading Permit for a 2,009 sq. ft. addition to an existing 3,352 sq. ft. single-family home and a 210 sq. ft. roof deck. The project involves 555 cy of grading and no tree removal and is located within a County scenic corridor. The CDP is not appealable to the Coastal Commission. Please direct any questions to Project Planner Bryan Albini at balbini@smcgov.org.

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