



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1660**

**Wednesday March 13, 2019
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
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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 March 13, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
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 on February 13, 2019.

REGULAR AGENDA

9:00 a.m.

- 1. Owner:** Peninsula Open Space Trust
Applicant: Lisa Grote
File Numbers: PLN2018-00108 and PLN2018-00109
Location: 2310 Pescadero Creek Road, Pescadero
Assessor's Parcel No.: 086-080-040

Consideration of a Coastal Development Permit and Planned Agricultural Permit, and the adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to permit the construction of two Farm Labor Housing (FLH) units, each 890 sq. ft. in size with three bedrooms, with an associated septic system, installation of a 5,000 gallon water storage tank and 110 sq. ft. water treatment shed, and conversion of an agricultural well to a domestic well (PLN 2018-00108). The project also includes legalization of the conversion of a 1,344 sq. ft. agricultural storage shed into a permanent farm stand (PLN 2018-00109), on a 135-acre parcel. This project is appealable to the California Coastal Commission. Application deemed complete November 5, 2018. Please direct any questions to Project Planner Angela Chavez at 650/599-7217 or achavez@smcgov.org.

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- 2. Owner/Applicant:** Kevin Power
File Number: PLN2018-00249
Location: Avenue Alhambra, El Granada
Assessor's Parcel No.: 047-204-020

Consideration of a Use Permit, Coastal Development Permit, Design Review Permit, Grading Permit and Certificate of Compliance (Type B), to legalize the undeveloped parcel and allow construction of a new 11,230 sq. ft., three-story, mixed-use building, comprised of twelve (12) parking spaces and lobby areas on the first floor, commercial spaces on the second floor and four (4) residential units on the third floor, located on a 7,750 sq. ft. parcel. The Use Permit is required for mixed-use projects that include residential units located in the C-1 Neighborhood Business Zoning District. The proposed grading involves 520 cubic yards of cut and 10 cubic yards of fill for excavation of the first floor garage. The project is appealable to the California Coastal Commission. Application deemed complete October 31, 2018. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daguirre@smcgov.org.

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