

## Notice of Public Hearing

### **SAN MATEO COUNTY PLANNING COMMISSION**

#### **\* IN PERSON AND BY VIDEOCONFERENCE \***

Board of Supervisors Chambers  
400 County Center, Redwood City  
MEETING NO. 1738  
Wednesday, August 23, 2023  
9:00 a.m.

<https://smcgov.zoom.us/j/92015385578>

#### **\*\*\*HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE\*\*\***

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 below.

#### **Public Participation:**

#### **\*Spoken Comments**

In Person Participation:

1. 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.

#### **Via Zoom:**

1. The August 23, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/92015385578>. The webinar ID is: 920 1538 5578. The August 23, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 920 1538 5578 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 for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.

Public comments via Zoom will be taken first, followed by speakers in person.

**\*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](mailto: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 two minutes customarily allowed for verbal comments, which is approximately 250-300 words.
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.

**\*Additional Information:**

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly.

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.

**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](mailto: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.

**CORRESPONDENCE TO THE COMMISSION:**

Planning Commission

455 County Center, 2nd Floor  
Redwood City, CA 94063  
Email: [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

**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](mailto: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 6, 2023.**

**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 13, 2023.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT:**

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.**

1. Consideration of the Minutes of the Planning Commission Hearings for July 26, 2023.
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2. **Owner:** Raza Development Fund Inc, and Francisco and Anita N. Chavez  
**Applicant:** San Mateo County Real Property Services  
File Number: PLN2023-00230  
Location: 3009 & 3017 Middlefield Road, 401 2nd Avenue  
Assessor's Parcel No: 060-053-080, 060-053-100, 060-053-060

Consideration of a request by the San Mateo County Real Property Division's (Real Property) pursuant to Government Code Section 65402 to determine whether the proposed purchase of 3009 and 3017 Middlefield Road (Assessor's Parcel Numbers 060-053-080 and 060-053-100), and 401 2nd Avenue (Assessor's Parcel Number 060-053-060) conforms to the County General Plan.

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3. **Owner:** Bierdeman Edgar P Tr  
**Applicant:** San Mateo County Real Property Division  
File Number: PLN2023-00229  
Location: 106 Los Banos Avenue, Moss Beach  
Assessor's Parcel No: 037-255-290

Consideration of a request by the San Mateo County Real Property Division (Real Property) pursuant

to Government Code Section 65402 to determine if a proposed vacation (abandonment) of a portion of County Road right-of-way adjacent to 106 Los Banos Ave. (unincorporated Moss Beach) conforms to the County General Plan.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

- 4. Owner: SKOLNICK JOSHUA L**  
**Applicant: Kerry Burke**  
File Number: PLN2022-00211  
Location: West side of Cabrillo Highway, Pescadero  
Assessor's Parcel Nos: 086-250-140,086-250-150,086-250-160

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Architectural Review Permit, and adoption of a Mitigated Negative Declaration, for the drilling of a test domestic well on a legal undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor. Application deemed complete: January 11, 2023. Project Planner: Kanoa Kelley, [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

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- 5. Owner/Applicant: Casey Korsak**  
File Number: PLN2020-00418  
Location: 504 Lakemead Way, Emerald Hills  
Assessor's Parcel No: 057-262-200

Consideration of a Design Review Permit and a Non-Conforming Use Permit for a major remodel, which includes a 993 sq. ft., second-story addition, garage relocation, and a deck above a 798 sq. ft. attached Accessory Dwelling Unit (ADU), to an existing 2,137 sq. ft. single-family residence with an existing 2-car garage on a non-conforming 9,191 sq. ft. parcel. The project requires a Non-Conforming Use Permit to allow maintenance of existing non-conformities for side yard setbacks, front yard setback and lot coverage. The project involves no tree removal and only minor grading. The ADU requires only ministerial review. 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 15301. Application deemed complete: July 5, 2023. Project Planner: Erica Adams, [eadams@smcgov.org](mailto:eadams@smcgov.org).

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

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