



## 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. 1739  
Wednesday, September 13, 2023  
9:00 a.m.

<https://smcgov.zoom.us/j/91219624818>

#### **\*\*\*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 September 13, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/91219624818>. The webinar ID is: 912 1962 4818. The September 13, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 912 1962 4818 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 27, 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 27, 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, and August 23, 2023.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

- 2. Owner/Applicant: MidPen Housing**  
File Number: PLN 2022-00220  
Location: Northeast of Carlos and Sierra Streets in unincorporated Moss Beach  
Assessor's Parcel No: 037-022-070

Introduction of a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), conducted during the 45-day public review period, for the proposed Cypress Point Planned Unit Development Coastal Development Permit and General Plan Land Use Map Amendment. Project Planner: Mike Schaller, [mschaller@smcgov.org](mailto:mschaller@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**

Published in San Mateo Times on September 2, 2023, and Half Moon Bay Review on September 6, 2023