



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 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. 1597

**Wednesday, May 13, 2015
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 and the materials related to it.

SPEAKING AT THE PUBLIC HEARING:

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 \$639.83 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 27, 2015.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 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 meetings of April 8, 2015 and April 22, 2015.

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** MidPeninsula Regional Open Space District
 File No.: PLN2015-00006
 Location: Purisima Creek Open Space Preserve
 Assessor’s Parcel No.: 067-320-220

Consideration of a Coastal Development Permit and Timberland Preserve/Coastal Zone Minor Development Permit, pursuant to sections 6328.4 and 6965 of the County Zoning Regulations respectively; and a Grading Permit, pursuant to Section 8602 of the County Grading Ordinance, for the removal and replacement of an existing vehicular bridge at a location on Purisima Creek. Application deemed complete February 6, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

2. **Applicant:** County of San Mateo Planning and Building Department
File No.: PLN2015-00149
Location: Countywide

Consideration of amendments to the San Mateo County Zoning Regulations (Chapter 35.5 – Flood Hazard Areas) to add and amend specific language in the “General Provisions” section of this chapter. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

3. **Owner/Applicant:** Jeffrey Hunt Stoddard Trust
File No.: PLN2014-00459
Location: 24707 Highway 9, La Honda
Assessor’s Parcel No.: 085-170-010

Consideration of: (1) General Plan Map Amendment changing the land use designation of one parcel from Open Space to Timber Production, and (2) Zoning Map Amendment to rezone same parcel from Resource Management (RM) to Timberland Preserve Zone (TPZ) for the property located at 24707 Highway 9, La Honda in the unincorporated South Skyline area of San Mateo County. Please direct any questions to Senior Planner Melissa Ross at 650-599-1559 or mross@smcgov.org.

4. **Applicants:** Midpeninsula Regional Open Space District, County of San Mateo
Parks Department
File No.: PLN2015-00162
Location: Various

Consideration of a recommendation to designate portions of unincorporated rural San Mateo County as Priority Conservation Areas, which are open space areas of regional significance that have broad community support and an urgent need for protection. These areas provide important agricultural, natural resources, historical, scenic, cultural, recreational, and/or ecological values and ecosystem functions. The four different categories (natural resources, agricultural lands, urban greening, and regional recreation) recognize the role of different kinds of Priority Conservation Areas, which are an element of Plan Bay Area, a long-range plan led by the Association of Bay Area Governments to meet the requirements of 2008 Senate Bill 375, which calls on the state’s 18 metropolitan areas to develop a Sustainable Communities Strategy to accommodate future population growth and reduce greenhouse gas emissions from cars and light trucks. Please direct any questions to Project Planner Sam Herzberg at 650-363-1823 or sherzberg@smcgov.org.

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

Agenda items were published in the San Mateo County Times on May 2, 2015 and in the Half Moon Bay Review on April 29, 2015.