



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. 1733
Wednesday, May 24, 2023
9:00 a.m.

<https://smcgov.zoom.us/j/98235763130>

*****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.

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 the meeting. For further information on any item listed below, please contact the Project Planner indicated.

PUBLIC PARTICIPATION

Spoken Comments:

In Person Participation:

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 Commission members and staff.

Via Zoom:

1. The May 24, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/98235763130>. The webinar ID is: 982 3576 3130. The May 24, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 982 3576 3130 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 calls 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
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 5:00 p.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.

Correspondence to the Commission:

Planning Commission
455 County Center, 2nd Floor
Redwood City, CA 94063
Email: planning_commission@smcgov.org

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. 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.

DECISIONS AND APPEALS PROCESS

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided for 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. **The appeal date for this meeting is June 7, 2023.**

NEXT MEETING: The next Planning Commission meeting will be on **June 7, 2023.**

PLEDGE OF ALLEGIANCE

ROLL CALL

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.

1. Consideration of the Minutes of the Planning Commission Hearings for April 12, 2023, and for April 26, 2023

END OF THE CONSENT AGENDA

REGULAR AGENDA

2. **Owner:** American Towers
Applicant: Sprint PCS, AT&T Wireless
File Number: PLN2006-00075, PLN2017-00135
Location: 3501 Whiting Ridge Rd., Montara
Assessor's Parcel No: 036-370-020, 036-330-030, 036-340-020, 036-340-050, 036-340-060, 036-340-070, 036-332-020, 036-382-020, 036-382-030, and 036-382-999

Consideration of a Coastal Development Permit (CDP), Resource Management-Coastal Zone Permit, Resource Management Permit, Planned Agricultural District Permit, Use Permit, Use Permit Renewal, Variance, Design Review, Grading Permit, and adoption of a Mitigated Negative Declaration, to continue operation of an existing Sprint PCS wireless facility, legalize an existing unpermitted AT&T Wireless facility, repair eroded sections of an existing 3.5-mile dirt access road,

including 2,065 cubic yards of cut and the installation of four new firetruck turnouts, and request for a standard right side yard setback; no tree removal is proposed. The project is located atop Montara Mountain in the unincorporated Montara area of San Mateo County. The CDP is appealable to the California Coastal Commission. Application deemed complete March 8, 2023. Project Planner: Olivia Boo, oboo@smcgov.org.

- 3. Owner/Applicant: Alexander Bagerman**
File Number: PLN2020-00467
Location: Chesham Avenue
Assessor's Parcel No: 049-020-070

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, and Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow the construction of a new three-story, 5,742 sq. ft. single-family residence with a 501 sq. ft. attached garage, involving 1,830 cubic yards (c.y.) of earthwork for the construction of a residence and a driveway/access road from Chesham Avenue, on a legal, 9.73-acre parcel on Devonshire Boulevard in the unincorporated Devonshire area of San Mateo County. The access road would be constructed within the area of a recorded easement located on the adjacent undeveloped parcel, APN 049-020-110. The project includes removal of 24 significant trees. In conjunction with the requested permits, 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 15303. Application Deemed Complete January 23, 2023. Project Planner Erica Adams, eadams@smcgov.org.

- 4. Owner: The Peninsula Humane Society & SPCA**
Applicant: Jerry Griffin
File Number: PLN2021-00316
Location: 12429 Pescadero Creek Road, Loma Mar
Assessor's Parcel No: 082-050-020, 082-050-011, 083-320-060, 083-320-070

Consideration of a Resource Management (RM) Permit, Use Permit, Kennel/Cattery Permit, and a Grading Permit, and adoption of a Mitigated Negative Declaration, to construct an Animal Sanctuary facility with supporting site improvements that will provide permanent housing for dogs, cats, and small animals on 216 acres. The facility will include 70 dog cottages, 14 cat cottages, a 2,000 sq. ft. farm animal barn, a 6,500 sq. ft. administration and veterinary medical center, a 660 sq. ft. maintenance building, and a new 995 sq. ft. two-bedroom caretaker's residence with a two-car garage. A total of 12,090 cubic yards (c.y.) of grading (6,230 c.y. of cut and 5,860 c.y. of fill) and the removal of 7 trees is proposed for building, site and roadway improvements. A portion of the project is in the Pescadero Creek Road County Scenic Corridor. Application deemed complete December 29, 2022. Project Planner: Summer Burlison, sburlison@smcgov.org.

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

Published in San Mateo Times on May 13, 2023, and Half Moon Bay Review on May 17, 2023