



## Notice of Public Hearing

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

Board of Supervisor Chambers  
500 County Center, Redwood City  
MEETING NO. 1767  
Wednesday, January 22, 2025  
9:00 a.m.  
<https://smcgov.zoom.us/j/83120804358>

#### **\*\*\*IN-PERSON WITH REMOTE PARTICIPATION AVAILABLE\*\*\***

**This hearing of the Planning Commission will be held in Board Chambers, newly located at 500 County Center, Redwood City.** Members of the public will be able to participate in the hearing remotely via the Zoom platform or in person in the Board Chambers. For information regarding how to participate in the hearing, either in person or remotely, please refer to the instructions at the end of the agenda.

#### **Public Participation**

The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/83120804358>. The webinar ID is: 831 2080 4358. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 831 2080 4358 then press #. Members of the public can also attend this hearing physically in the Board Chambers, newly located at 500 County Center, Redwood City.

\*Written public comments may be emailed to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org), and such written comments should indicate the specific agenda item on which you are commenting.

\*Spoken public comments will be accepted during the hearing in Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers will be taken first, followed by speakers on Zoom.

**\*Please see instructions for written and public comments at the end of this agenda.**

#### **ADA Requests**

Individuals who require special assistance or a disability related modification or accommodation to participate in this hearing, or who have a disability and wish to request an alternative format for the hearing, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the hearing at [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org). Notification in advance of the hearing will enable the County to make reasonable arrangements to ensure accessibility to this hearing, the materials related to it, and your ability to comment.

#### **PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter on consent agenda or matters not on the agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the hearing.*

**ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS**

*This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.*

**CONSENT AGENDA**

- 1. Consideration of the Minutes of the Planning Commission Hearing for November 13, 2024.**

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**END OF CONSENT AGENDA**

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**REGULAR AGENDA**

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|------------------------|--|
| <b>2. Owner:</b>       | <b>Sanam Saaber</b>                      |
| <b>Applicant:</b>      | <b>Lisa Wellman, Plan A Design Group</b> |
| <b>Appellant:</b>      | <b>John Danforth</b>                     |
| File Number:           | PLN2023-00336                            |
| Location:              | 830 Menlo Oaks Drive, Menlo Oaks         |
| Assessor's Parcel No.: | 062-160-050                              |

Consideration of an appeal of the Director of Planning and Building's decision to approve a Significant Tree Removal Permit to allow for the removal a 35-inch diameter at breast height (DBH) Coast Live Oak tree, pursuant to Section 12,000 of the San Mateo County Ordinance Code, on a property located at 830 Menlo Oaks Drive in the unincorporated Menlo Oaks area of San Mateo County. Project Planner, Angela Chavez: [achavez@smcgov.org](mailto:achavez@smcgov.org).

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|------------------------|---|
| <b>3. Owner:</b>       | <b>Peninsula Open Space Trust and Midpeninsula Regional Open Space District</b> |
| <b>Applicant:</b>      | <b>Sandy Sommer/Peninsula Open Space Trust</b>                                  |
| File Number:           | PLN2023-00297   |
| Location:              | 4309 Cloverdale Road, Pescadero   |
| Assessor's Parcel No.: | 086-270-010   |

Consideration of a Planned Agricultural District Permit, Coastal Development Permit (CDP), and Grading Permit, pursuant to Sections 6353 and 6328.4 of the County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, and adoption of an Initial Study and Mitigated Negative Declaration, pursuant to the California Environmental Quality Act Guidelines, for the construction of two 1,820 sq. ft. duplex buildings to accommodate four (4) farm labor housing units, a new septic system, two new 5,000-gallon fire water storage tanks, a fire hydrant, access improvements and conversion of an agricultural well to domestic use, on a 549-acre property located at 4309 Cloverdale Road in the unincorporated Pescadero area of San Mateo County. A total of 850 cubic yards of grading, minimal vegetation removal, and no tree

removal is proposed. The project site is located within the Cloverdale Road County Scenic Corridor, and the CDP is appealable to the California Coastal Commission. Project Planner, Olivia Boo: [oboo@smcgov.org](mailto:oboo@smcgov.org).

#### **4. Get There Together, Transportation Demand Management Plan**

Consideration of Get There Together: An Action Plan for Transportation Choices in Half Moon Bay and the Midcoast (<https://www.get-there-together.com/>). Please direct all questions to Project Planner, Chanda Singh: [csingh@smcgov.org](mailto:csingh@smcgov.org).

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#### **5. CORRESPONDENCE & OTHER MATTERS**

#### **6. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

#### **7. DIRECTOR'S REPORT**

#### **8. COMMISSIONER UPDATES & QUESTIONS**

#### **9. 2025 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR**

#### **10. ADJOURNMENT**

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### **ADDITIONAL INFORMATION**

#### **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)

Angela Montes, Planning Commission Secretary  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
Email: [amontescardenas@smcgov.org](mailto:amontescardenas@smcgov.org)

#### **Decisions & 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 \$1,962 which covers additional public noticing. Appeals must be filed no later than ten (10) working days following the date the Letter of Decision is issued. Appeals can be sent via email to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org) or submitted in person at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. The full amount of the appeal fee must be presented to the County within the time provided for an appeal to be timely. **Matters on this agenda are anticipated to result in a Letter of Decision dated 1/22/2025 with an anticipated corresponding appeal deadline of 2/5/2025;** interested parties should request a copy of the Letter of Decision to ensure timeliness of their appeal, you may submit your request to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org).

#### **Agendas & Staff Reports**

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments 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.

#### **Zoom**

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

**Next Meeting**

The next Planning Commission hearing will be on **February 12, 2025**.

**\*INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS****In person**

If you wish to speak to the Planning Commission, please fill out a speaker's slip. 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. **Speakers are customarily limited to 5 minutes.** Public comments in Chambers will be taken first, followed by speakers on Zoom.

**Via Zoom**

1. The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/83120804358>. The webinar ID is: 831 2080 4358. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 831 2080 4358 then press #. Members of the public can also attend this meeting physically in the Board Chambers, 500 County Center, Redwood City.
2. You may download the Zoom client or connect to the hearing 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 open public comment for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

**Written Comments**

Written public comments may be emailed in advance of the hearing. 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 five minutes customarily allowed for verbal comments.
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 hearing, or (ii) read such emails during the hearing. Whether such emailed comments are forwarded and posted, or are read during the hearing, they will still be included in the administrative record.

*Public records that relate to any item on the open session agenda for a regular Planning Commission hearing are available for public inspection. Those records that are distributed less than 72 hours prior to the hearing 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.*

*Published in San Mateo County Times on January 11, 2025.*