



## 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. 1731  
Wednesday, April 12, 2023  
9:00 a.m.

<https://smcgov.zoom.us/j/94080484797>

#### **\*\*\*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 Board of Supervisors Chambers 400 County Center, Redwood City. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions at the end of the agenda.

\*Instructions for Public Comment During Hybrid Meetings During hybrid meetings of the Planning Commission, members of the public may address the Members as follows:

#### **Public Participation:**

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

The April 12, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94080484797>. The webinar ID is: 940 8048 4797. The April 12, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 940 8048 4797 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers 400 County Center, Redwood City.

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

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 [jlujan@smcgov.org](mailto:jlujan@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 Janneth Lujan, Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at [jlujan@smcgov.org](mailto:jlujan@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)

Janneth Lujan  
Planning Commission Secretary  
Email: [jlujan@smcgov.org](mailto:jlujan@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 April 26, 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 **April 26, 2023**.

**Pledge of Allegiance**

**Roll Call:** Commissioners: Gupta, Hansson, Ramirez, Ketcham, Serrano Quan  
Staff: Monowitz, Fox, Montes, Segura

**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 March 22, 2023.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

2. **Owner:** Amandeep Singh  
**Applicant:** Chong S Lim  
File Number: PLN2021-00282  
Location: 0 Bernal and Alvarado Avenue, Moss Beach  
Assessor's Parcel No: 037-278-040

Consideration of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Coastal Development Permit (CDP), pursuant to Sections 6565.3, 6328.4, and 6133.3 of the County Zoning Regulations, to allow construction of a new 1,085 sq. ft. two-story single-family residence on a 2,500 sq. ft. non-conforming parcel (recorded Certificate of Compliance, PLN2010-00300) at Bernal and Alvarado Avenue in Moss Beach. The NCUP is required to allow development of the substantially non-conforming parcel, one (1) covered parking space where two (2) covered spaces are required, and a side yard setback of 5 feet where 10 feet is required. No grading or tree removal is proposed. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. This project is appealable to the California Coastal Commission. Application deemed complete December 9, 2022. Project Planner: Sonal Aggarwal [saggarwal@smcgov.org](mailto:saggarwal@smcgov.org) or 650-363-1860.

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3. **Owner/Applicant:** Paul McGregor  
File Number: PLN2021-00101  
Location: Alto Avenue, Miramar  
Assessor's Parcel No: 048-065-060

Consideration of a Design Review Permit, Coastal Development Permit, and Non-Conforming Use Permit to allow construction of a new two-story, 1,590 sq. ft. single-family residence with an attached 418 sq. ft. garage and 800 sq. ft. Accessory Dwelling Unit (ADU), on a legal 4,800 sq. ft. non-conforming parcel, in Miramar. The use permit is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size, and to allow reduced side setbacks of 5'-

3.5” where 10 feet is required. The project involves an approximately 73 feet road extension of Alto Avenue. The project is not appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. Application deemed complete February 23, 2023. Project Planner: Camille Leung Email: [cleung@smcgov.org](mailto:cleung@smcgov.org) or 650-363-1826.

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<b>Owner:</b>	<b>James Baker</b>
<b>Applicant:</b>	<b>James Thompson</b>
File Number:	PLN2016-00515
Location:	900 Seaside School Road, San Gregorio
Assessor’s Parcel No:	081-240-060

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit and Grading Permit, to construct a replacement single-family residence, fire turnaround, new septic system, and drill a domestic well on a 43.21-acre property located at 900 Seaside School Road in the unincorporated San Gregorio area of San Mateo County. There is no tree removal and 345 cubic yards of grading proposed for with the proposed basement. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302. The CDP is appealable to the California Coastal Commission. Application deemed complete February 7, 2023. Project Planner: Olivia Boo Email: [oboo@smcgov.org](mailto:oboo@smcgov.org) or 650-363-1818.

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

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