

# SAN MATEO COUNTY PLANNING COMMISSION

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## NOTICE OF PUBLIC HEARING

This is to inform you that the San Mateo County Planning Commission will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown.

MEETING NO. 1327

<b>Thursday, February 24, 2000</b> <b>7:00 p.m.</b> <b>El Granada School ←</b> <b>400 Santiago, El Granada</b>	<b>Note:</b> Special Meeting Place
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### **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:**

Letters to the Commission should be addressed: Planning Commission, County Government Center, 455 County Center, 2nd Floor, Mail Drop PLN122, Redwood City, CA 94063. The Commission Secretary can be reached at 650/363-1859, Facsimile 650/363-4849. *It is preferred that your letters be received at least five (5) days prior to the scheduled hearing to allow sufficient time for your comments and concerns to be considered by the Commission.*

### **DECISIONS AND APPEALS PROCESS:**

Decisions made by the Planning Commission are appealable to the Board of Supervisors. The appeal fee is \$174. Appeals must be filed no later than 10 business days following the hearing at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

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

## **AGENDA**

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: Bomberger, Goff, Kennedy, Nobles, Silver  
Advisory Members: Koenig, Burnes, Raftery, Bentley

1. **Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

2. **Owner:** Corado/McComas, L.P.  
**Applicant:** Kaufman & Broad Southbay, Inc.  
**Request for:** PLN1999-00452  
**Location:** 1181 Etheldore Street, Moss Beach  
**APN:** 037-320-270

Consideration of the Moss Beach Highlands Project, a proposal to subdivide a 12.5 acre parcel into 70 parcels and to construct 68 single-family homes, 85 affordable senior apartments, a “tot lot” playground and an off-site water service line in the unincorporated Moss Beach area within the Coastal Zone.

Project components to be considered are: (1) a Final Environmental Impact Report, (2) a Local Coastal Program Amendment to allow 50 percent of the total units to be low income units where 30 percent low income and 20 percent moderate income is required, (3) Zoning Map and Text Amendments to rezone the site from Affordable Housing (R-3-A) to Planned Unit Development (PUD), (4) a Major Subdivision, pursuant to the San Mateo County Subdivision Ordinance, (5) a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and (6) a Grading Permit, pursuant to County Ordinance Code Section 8602.1. This item is continued from the February 9, 2000 Planning Commission Meeting. This project is appealable to the California Coastal Commission. Application filed October 23, 1997. PROJECT PLANNER: Lisa Aozasa: Telephone: 650/363-4852.

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### **Notice of Field Trip**

Thursday February 24, 2000, 3:00 p.m.

At 3:00 p.m. on Thursday, February 24, 2000, the Commission will depart the County Government Center on a field trip to the site of PLN1999-00452 (item #1 above) located at 1181 Etheldore Street, Moss Beach. The Commission will inspect the project site in preparation for the scheduled hearing at 7:00 p.m. The public may accompany the Commission provided they arrange their own transportation. If you plan to attend or have questions about the field trip, please contact Lisa Aozasa, Project Planner, at 650/363-4852.

### **Planning Commission Schedule For Thursday February 24, 2000**

- 3:00 p.m.** Depart County Government Center in Redwood City.  
**3:45 p.m.** Arrive at site. Begin field inspection.  
**4:45 p.m.** Depart site for dinner.  
**7:00 p.m.** Public hearing.  
**9:00 p.m.** Conclude public hearing and return to Redwood City.
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Complete agenda published in the San Mateo County Times on February 12, 2000.