

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00330

Hearing Date: October 21, 2025

Prepared By: Michael Schaller, Senior Planner For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Existing Facilities).

Regarding the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 of the San Mateo County Zoning Ordinance, and as conditioned in accordance with Section 6328.14 of said ordinance, conforms with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program as described in the staff report related to Visual Resources and Shoreline Access Components.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between the sea and the first public road.
4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program with regard to Visual Resources and Shoreline access.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Board of Supervisors on October 21, 2025. The Director of Planning and Building may approve minor

revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval.

2. This permit shall be valid for two years from the date of approval during which time the project shall be completed. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).