

**Special Notice / Hearing:** 10-day  
notice: publication and 300-foot radius  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors  
**From:** Steve Monowitz, Director of Planning and Building  
**Subject:** EXECUTIVE SUMMARY: Consideration of an appeal of the Planning Commission's decision to approve a Use Permit Renewal and Amendment, and a Fence Height Exception at 360 La Cuesta Drive in the unincorporated Ladera area of San Mateo County.  
  
County File Number: PLN2000-00352 (Woodland School)

### **RECOMMENDATION**

Public hearing to consider an appeal of the Planning Commission's decision to approve a Use Permit Renewal and Amendment, and a Fence Height Exception, pursuant to Sections 6500 and 6412.2, respectively, of the San Mateo County Zoning Regulations, for the continued operation of a private elementary school, expansion of operating hours, authorization to retain three existing tents, and the construction of a new fence, up to 6 feet tall, along the perimeter of the property for project located at 360 La Cuesta Drive in the unincorporated Ladera area of San Mateo County.

- A) Open public hearing
- B) Close public hearing
- C) Deny the appeal and uphold the Planning Commission's decision to approve the Use Permit Renewal and Amendment, and the Fence Height Exception, PLN2000-00352 (Woodland), for project located at 360 La Cuesta Drive in the unincorporated Ladera area of San Mateo County, by making the required findings and adopting the conditions of approval in Attachment A and determining that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

### **BACKGROUND**

Proposal: The applicant is seeking approval of a Use Permit Renewal and Amendment, and a Fence Height Exception for the continued operation of a private elementary school. The applicant wishes to amend their Use Permit to: 1) expand their operating hours and 2) permit three temporary tents to remain as permanent fixtures. The applicant is also requesting a Fence Height Exception in order to construct a new 5- to

6-foot-tall fence (where 4 feet is the standard) along the perimeter of the property at 360 La Cuesta Drive in the unincorporated Ladera area of San Mateo County.

The County received a considerable number of comments from residents and property owners in the vicinity of the School, and from the Ladera Community Association. While several topics have been raised, the primary concerns raised include use of the outdoor playing fields, traffic and parking, the 2017 minor modification, drainage, vehicle parking on the grass field, and fire evacuation. At the June 12, 2024, Planning Commission meeting, 31 speakers provided comments, both in support and in opposition of the project. The project was approved by the Planning Commission with all four Commissioners present voting in favor of the project. One Commissioner was absent.

On June 27, 2024, an appeal of the Planning Commission's decision to approve the project was filed by Susanna Chenette (Appellant). The Appellant is appealing the terms and conditions of the approval based on points of controversy raised before the Planning Commission, such as traffic, parking, CEQA review, use of the recreational facilities onsite, fencing, and expansion of operating hours. The Appellant is requesting the conditions of approval be amended as follows: 1) limit Woodland's enrollment to 150 students; 2) reduce Woodland's operating hours to what they were prior to the modifications approved by the Planning Commission; 3) limit Woodland's fence to its leased property; and 4) require yearly renewal and review of the Use Permit.

### **FISCAL IMPACT**

There is no fiscal impact to the County from denying the appeal and upholding the Planning Commission's approval of the requested permits.