



County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS OF DENIAL

Permit or Project File Number: PLN 2019-00023

Hearing Date: May 19, 2020

Prepared By: Planning Staff

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Environmental Review:

1. That the proposed project is exempt from environmental review pursuant to Section 15270 (Projects Which are Disapproved) of the California Environmental Quality Act (CEQA) Guidelines which exempts projects denied by the Lead Agency.

Regarding the Coastal Development and Planned Agricultural Permit, Find:

2. That the proposed project has been reviewed for compliance with all applicable plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP). The proposed project has been deemed non-compliant with these policies and requirements, as detailed by this staff report.
3. That the project is inconsistent with the plans, policies, requirements and standards of the LCP and Chapter 3 of the Coastal Act of 1976, including but not limited to LCP policies regarding Locating and Planning Development, Agriculture, Sensitive Habitats, Visual Resources, and Shoreline Access.

Regarding the Use Permit Find:

4. That the applicant has not demonstrated that the re-establishment and maintenance of the non-conforming use will not, under the circumstances of this particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.
5. That the applicant has not demonstrated that the proposed project is necessary for the public health, safety, convenience or welfare.

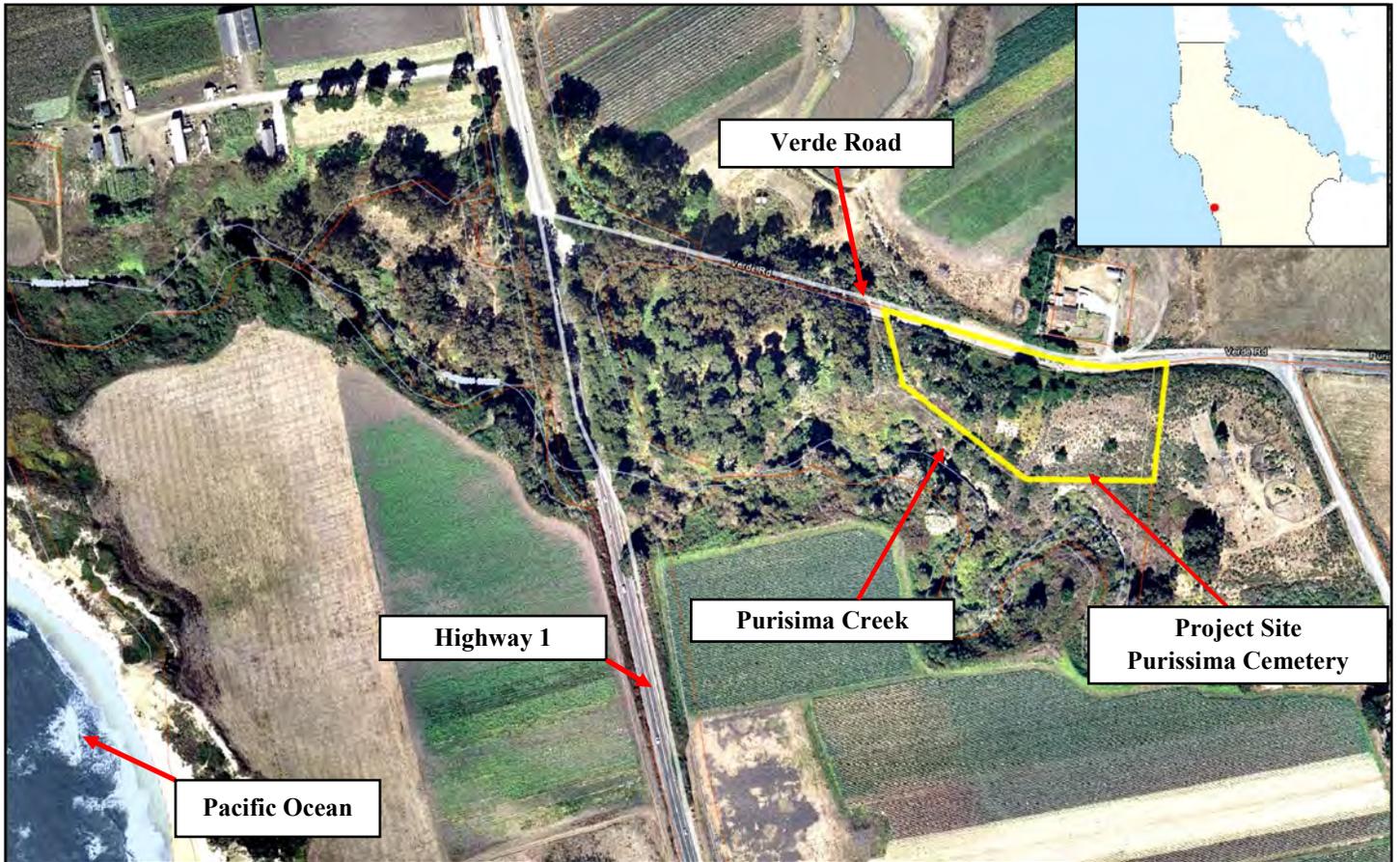
Regarding the General Plan, Find:

6. That the project is inconsistent with the applicable policies of the General Plan. The project does not comply with policies relating to the protection and enhancement of vegetative, water, fish, and wildlife resources, the protection of historical and archaeological resources, and the visual quality of the area.



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ATTACHMENT B

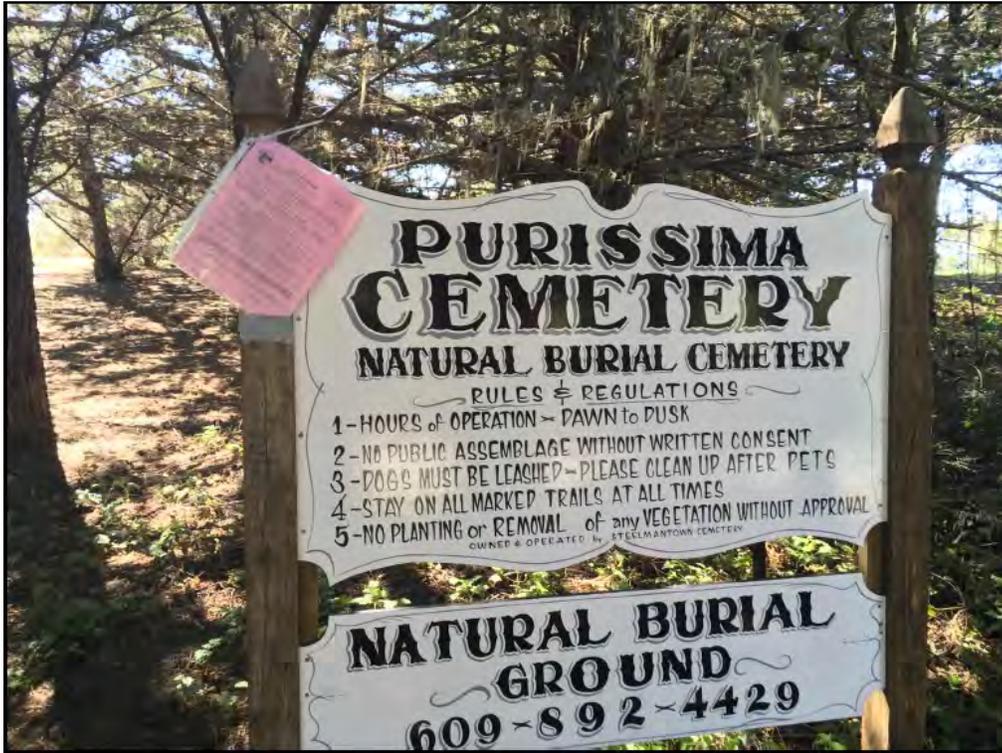


VICINITY & LOCATION MAP



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



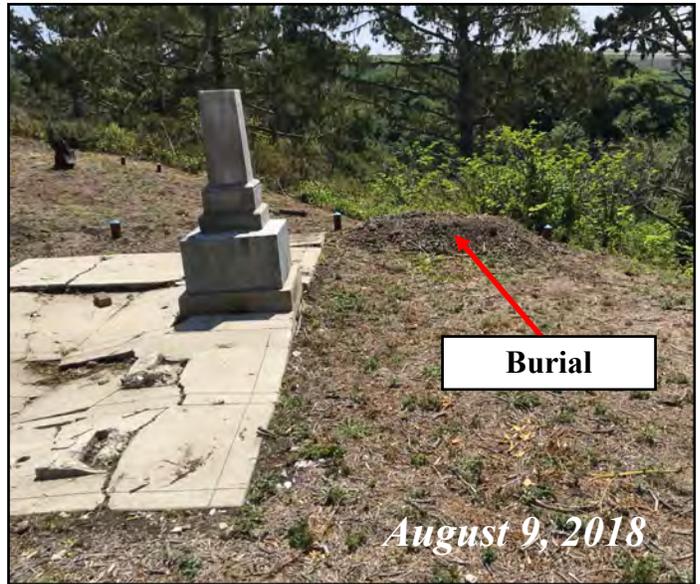
**Notice of Violation
Posted March 29, 2018**



UNPERMITTED SIGNS and BENCH



**UNPERMITTED
RAMPS AND SHED**



UNPERMITTED BURIAL SITES



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Application for Appeal

County Government Center • 455 County Center, 2nd Floor
Redwood City • CA • 94063 • Mail Drop PLN 122
Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

- To the Planning Commission
- To the Board of Supervisors

Applicant: Renee ANANIDA

Name: Purissima Cemetery
10 Edward Bixby
 Phone, w: 609-628-2297; 609 892 4429

Address: 327 Marshallville Rd
Woodbine NO 08270
 ZIP: _____

Permit Numbers involved:
PLN 2019 - 00023

I have read and understood the attached information regarding appeal process and alternatives.

- yes
- no

- I hereby appeal the decision of the
- Staff or Planning Director
 - Zoning Hearing Officer
 - Design Review Committee
 - Planning Commission

Appellant's signature: [Signature]
 Date: 11/14/19

made on 11/13 2019 to approve/deny the above-listed permit applications.

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

I would like further clarification as to what exactly is needed to put improvements application forth once more. As stated by Board Comty has requested information from Applicant that may not be required for Improvement Review. Applicant is not unwilling to proceed forward with further requirements. Applicant does not want to proceed with any further comty reviews if they are not required. Applicants use of property as a Cemetery is not in question. Please advise how we might be able to proceed further to an amicable solution and resolution.

Sincerely
Ed Bixby

RECEIVED

NOV 26 2019

San Mateo County
Planning Division

10_app/ appeal, no 11/14/19 p

October 23, 2018

Edward Bixby II
327 Marshallville Road
Woodbine, NJ 08270

Dear Mr. Bixby:

Subject:	<u>LETTER OF DECISION</u>
Location:	1165 Verde Road, unincorporated Half Moon Bay
APN:	066-180-060
File Number:	VIO2017-00320

On October 18, 2018, the Administrative Hearing Officer considered your request of an Appeal of Administrative Citation VIO2017-00320-001, issued May 3, 2018 and Administrative Citation VIO2017-00320-002, issued September 13, 2018 pursuant to Chapter 1.40 of the San Mateo County Ordinance Code for: 1) development at the Purissima Cemetery without a Coastal Development Permit, which is in violation of San Mateo County Zoning Regulations Section 6328.4; and 2) use of the Purissima Cemetery, including but not limited to enlargement of a non-conforming use, structure or situation without a Use Permit, which is in violation of San Mateo County Zoning Regulations Sections 6134(5), 6132(4), and 6137.

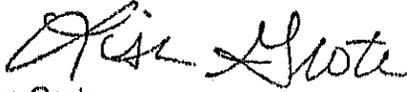
The Hearing Officer found that, based on evidence presented in the staff report, statements submitted by the appellant and included as attachments to the staff report, and testimony given at the hearing, the violations existed on the dates specified in the Administrative Citations (Nos. VIO2017-00320-001 and VIO2017-00320-002) and that Edward Bixby II is the person responsible for those violations. The Hearing Officer is hereby upholding both Administrative Citations and issuing this administrative order requiring Mr. Bixby to: 1) immediately cease the unpermitted use, including but not limited to conducting burials, land clearing, construction, and posting signs; 2) apply for the required Coastal Development Permit (CDP) and Use Permit within 60 days of the October 18, 2018 Administrative Hearing, which is December 17, 2018; and 3) remove all illegal structures and uses including, but not limited to, wooden ramps, maintenance shed, gate, bench, and signs, by January 16, 2019 if the timeframe for the submittal of the CDP and Use Permit applications is not met, and provide verification of the removal to the satisfaction of Code Compliance Officer, Tim Sullivan or his designee, by January 16, 2019.

Any interested party aggrieved by the determination of the Administrative Hearing Officer may obtain review of the administrative decision by filing a petition for review with the Superior Court in San Mateo County in accordance with the timelines and provisions set for the in California Government Code Section 53069.4 and Civil Code Sections 1094.5 and 1094.6.



Please direct any questions to Code Compliance Officer Tim Sullivan at 650-599-5901 or tsullivan@smcgov.org.

Very truly yours,



Lisa Grote
Hearing Officer
zhd1018cc.2.drlgedits

cc: Brian Kulich, Deputy County Counsel
Jo Chamberlain, Coastside Land Trust
Joan Kling, Code Compliance Manager
Lisa Aozasa, Planning and Building Deputy Director
Miles Hancock, Building Division Manager
Public Works Department
Steve Monowitz, Planning and Building Director
Steven R. Roeser, Esq.
Tim Sullivan, Code Compliance Officer



County of San Mateo - Planning and Building Department

ATTACHMENT F

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Woodbine, NJ 08270

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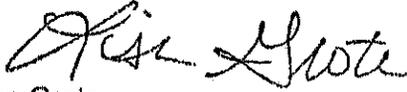
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