



5 / 1 9 / 2 0 2 0 Board of Supervisors Meeting

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 8

Owner: **Undetermined**

Applicant and Appellant: **Edward Bixby**

File Number: **PLN2019-00023**

Location: **1165 Verde Road**

APN: **066-180-060**

Project Description:

Consideration of an appeal of the Planning Commission's denial of a Coastal Development Permit, Use Permit, and Planned Agricultural District Permit for the operation of, and improvements to, the Historic Purissima Cemetery.



State Highway 1

Verde Road

PROJECT SITE
1165 Verde Road, APN 066-180-060
HISTORIC PURISSIMA CEMETERY

Purisima Creek

Pacific Ocean



COUNTY OF
SAN MATEO

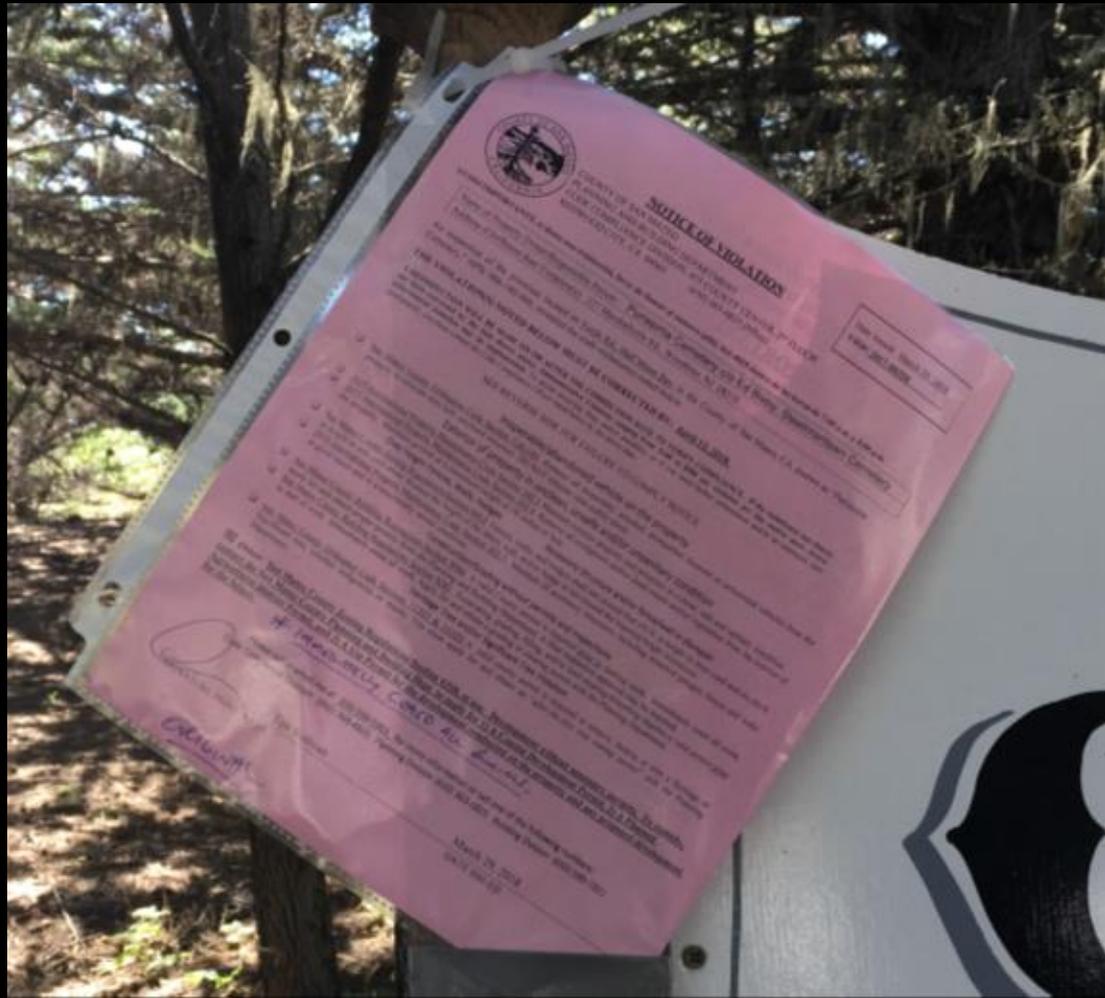


PROPOSED PROJECT



**COUNTY OF
SAN MATEO**

UNPERMITTED DEVELOPMENT



NOTICE OF VIOLATION

ISSUED AND POSTED MARCH 29, 2018



BENCH AND SIGN



RAMP AND SIGN



SHED



COUNTY OF SAN MATEO

UNPERMITTED DEVELOPMENT



VEGETATION REMOVAL and BURIAL SITE JULY 19, 2018



CLEARING ADJACENT TO DROP-OFF TO CREEK



**COUNTY OF
SAN MATEO**

UNPERMITTED DEVELOPMENT

BURIAL SITE PREP - AUGUST 30, 2018



BURIAL SITE - AUGUST 9, 2018



BURIAL SITE – SEPTEMBER 2018



MARKERS for BURIAL SITES NOVEMBER 15, 2018



**COUNTY OF
SAN MATEO**



PROJECT CONFORMITY

Due to the lack of an plan for conducting burials in a manner that protects the public's health and safety, and that avoids adverse impacts to natural and cultural resources, the project does not conform to the following County Policies and Regulations:

GENERAL PLAN

- Vegetative, Water, Fish and Wildlife Resources Policies
- Soil Resources
- Visual Quality
- Historical and Archaeological Resources
- General and Rura Land Use

LOCAL COASTAL PROGRAM

- Locating and Planning New Development
- Agriculture
- Sensitive Habitats
- Visual Resources



PROJECT CONFORMITY

COASTAL DEVELOPMENT, PLANNED AGRICULTURAL DISTRICT, AND USE PERMIT REGULATIONS

- Cemeteries are not identified as a permitted use within the Planned Agricultural District.
- Coastal Development, Planned Agricultural District, and Use Permits are required to re-establish this non-conforming use.
- The findings required to approve these permits cannot be made due to the lack of a plan to conduct burials in a manner that preserves natural and cultural resources, and the protects public health and safety.



RECOMMENDATION

Staff recommends that the Board Of Supervisors deny the appeal of the Planning Commission's decision to deny the applications for the CDP, PAD, and Use Permits contained in File No. PLN2019-00023, by making the findings identified in Attachment A.