

**Planning Commission**

DISTRICT 1: Kumkum Gupta  
DISTRICT 2: Frederick Hansson  
DISTRICT 3: Lisa Ketcham  
DISTRICT 4: Manuel Ramirez, Jr.  
DISTRICT 5: Carlos Serrano Quan



**County Government Center**

455 County Center, 2nd Floor  
Redwood City, CA 94063  
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planning.smcgov.org

## Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION**

**IN PERSON**

**Board of Supervisors Chambers  
400 County Center, Redwood City  
MEETING NO. 1730  
Wednesday, March 8, 2023  
9:00 a.m.**

Planning Commission meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Planning Commission Secretary at least five (5) working days before the meeting at the contact information provided below. Notification in advance of the meeting will enable the Secretary to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

**MATERIALS PRESENTED FOR THE HEARING:**

Applicants and members of the public are encouraged to submit materials to the Planning Commission. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Commission Secretary until such time as all administrative appeals are exhausted and the time for legal challenge to a decision on the item has passed. If you wish to retain the original of an item, a legible copy must be left with the Commission Secretary. The original or a computer-generated copy of a photograph must be submitted.

**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 to accommodate all speakers.

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

**CORRESPONDENCE TO THE COMMISSION:**

Planning Commission  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
Email: [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Email: [jlujan@smcgov.org](mailto:jlujan@smcgov.org)

**DECISIONS AND APPEALS PROCESS:**

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided by law or regulation. The appeal fee is \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing. These can be sent via email to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org) or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is March 22, 2023.**

**AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <https://planning.smcgov.org/planning-commission>, the staff report, and maps will be available on our website one week prior to meeting. For further information on any item listed below, please contact the Project Planner indicated.

**NEXT MEETING:** The next Planning Commission meeting will be on **March 22, 2023**.

**Pledge of Allegiance**

**Roll Call:** Commissioners: Gupta, Hansson, Ramirez, Ketcham, Serrano Quan  
Staff: Monowitz, Fox, Montes

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained above regarding the spoken public comments process.

**CONSENT AGENDA**

**9:00 a.m.**

1. Consideration of the Minutes of the Planning Commission Hearings for February 22, 2023.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

2. **Owner/Applicant:** Paul McGregor  
File Number: PLN2017-003439  
Location: 130 Coronado Avenue, Miramar  
Assessor's Parcel No: 048-013-220

Consideration of a Coastal Development Permit (CDP), Design Review, and Non-conforming Use Permit, pursuant to Sections 6328.4, 6565.3, and 6133.3.b(1), respectively, of the San Mateo County Zoning Regulations, to allow the construction of a new 1,682 sq. ft. three-story single-family residence with an attached 427 sq. ft. two-car garage that has a reduced 7 feet 10-inch left side setback where 10 feet is the minimum side yard setback required, on an undeveloped substandard 4,400 sq. ft. legal parcel located at 130 Coronado Avenue in the unincorporated Miramar area. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. The CDP is appealable to the California Coastal Commission. Application deemed complete January 17, 2023. Project Planner: Summer Burlison Email: [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

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3. **Owner:** Anusha Thalapaneni and David E. Jackson  
**Applicant:** Maurits de Gans, Architect  
File Number: PLN2020-00251  
Location: 634 Palomar Drive, Palomar Park  
Assessor's Parcel No: 051-022-380

Consideration of the certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, and Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow the construction of a new 3-story, 4,249 sq. ft. single-family residence, 315 sq. ft. covered terrace, a 155 sq.ft. deck, and a 554 sq. ft. attached garage, on a 18,122 sq. ft. legal parcel in the unincorporated Palomar Park area of San Mateo County. The property would be accessed from an improved existing gravel driveway located on 634 Palomar Drive and APN 051-022-250. The project involves 880 cubic yards (c.y.) of cut and 90 c.y. of fill; the project involves the removal of 3 significant trees. Application deemed complete January 20, 2023. Project Planner. Camille Leung Email: [cleung@smcgov.org](mailto:cleung@smcgov.org)

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4. **Correspondence and Other Matters**

5. **Consideration of Study Session for Next Meeting**
6. **Director's Report**
7. **Commissioner Updates and Questions**
8. **Adjournment**

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