



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Vacant, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> District

County Office Building  
455 County Center  
Redwood City, California 94063  
650/363-1859

### Notice of Public Hearing

#### **SAN MATEO COUNTY PLANNING COMMISSION MEETING NO. 1574**

**Wednesday, February 26, 2014  
9:00 a.m.**

**Board of Supervisors Chambers  
400 County Center, Redwood City**

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.

#### **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 in order to accommodate all speakers.

#### **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)

Heather Hardy  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [hhardy@smcgov.org](mailto:hhardy@smcgov.org)

#### **MATERIALS PRESENTED FOR THE HEARING:**

Applicants and members of the public are encouraged to submit materials to the Planning Commission or staff at least five (5) days in advance of a hearing. All materials (including but not limited to models and pictures) presented by any person speaking 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. Fifteen (15) copies of written material should be provided so that each Commission member, staff and other interested parties will have copies to review.

#### **DECISIONS AND APPEALS PROCESS:**

Decisions made by the Planning Commission are appealable to the Board of Supervisors. The appeal fee is \$639.83 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

**AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <http://planning.smcgov.org/planning-commission>, the staff report and maps will be available on our website one week prior to meeting. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: [sanmateocounty@service.govdelivery.com](mailto:sanmateocounty@service.govdelivery.com).

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 12, 2014.

**AGENDA****Pledge of Allegiance**

**Roll Call:** Commissioners: Dworetzky, Hansson, Ramirez, Ranken, Simonson  
Staff: Eggemeyer, Fox, Shu

**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.** A speaker's slip is required.

**Consideration of the Minutes** of the Planning Commission meeting of February 12, 2014.

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**CONSENT AGENDA****9:00 a.m.**

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

- Owner:** State of California Beaches and Parks  
**Applicant:** State of California Parks and Recreation  
File No.: PLN2013-00306  
Location: West of Cabrillo Highway in unincorporated Montara and Pescadero  
Assessor's Parcel Nos.: 036-321-010 and 086-202-010

Consideration of a Coastal Development Permit, pursuant to Section 6328 of the San Mateo County Zoning Regulations, to install two State Beach signs. One sign will be located at Montara State Beach. The second sign will be located at Bean Hollow State Beach. Both beaches are located west of Cabrillo Highway in the unincorporated Montara and Pescadero areas, respectively, of San Mateo County. This project is appealable to the California Coastal Commission. Application filed July 19, 2013. PROJECT PLANNER: Olivia Boo. Telephone: 650/363-1818 or Email: [oboo@smcgov.org](mailto:oboo@smcgov.org)

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

**9:00 a.m.**

2. **Owner:** Sara Armstrong  
**Applicant:** Chris Fowler for Verizon Wireless  
 File No.: PLN2007-00469  
 Location: 7400 Stage Road in unincorporated San Gregorio  
 Assessor's Parcel No.: 081-240-020

Consideration of a Coastal Development Permit, Use Permit Amendment and Architectural Review Permit, pursuant to Sections 6328 and 6500 of the County Zoning Regulations and Section 7700 of the State Streets and Highways Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to allow for modifications to an existing cellular facility. The modifications consist of one additional 15-ft. tall monopole with associated panel antennas to be added to the site that consists of two 15-ft. tall monopoles and an 800 sq. ft. equipment structure located at 7400 Stage Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed July 22, 2011. PROJECT PLANNER: Angela Chavez. Telephone: 650/499-7217 or Email: [achavez@smcgov.org](mailto:achavez@smcgov.org)

**9:15 a.m.**

3. **Applicant:** County of San Mateo Planning and Building Department  
 File No.: PLN2013-00076  
 Location: Unincorporated Colma  
 Assessor's Parcel No.: All Planned Colma zoned parcels in unincorporated Colma

Consideration of a zoning text amendment to the Planned Colma (PC) Zoning Regulations (Chapter 21B), to allow emergency shelters as a use by-right in PC-zoned areas designated High Density and Medium High Density residential, to adopt design standards for emergency shelters, and a zoning text amendment to the Design Review Chapter (Chapter 28.1) of the County Zoning Regulations, indicating that such emergency shelters are exempt from discretionary design review, pursuant to Chapter 27 of the County Zoning Regulations, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act. This amendment was previously considered by the Planning Commission, and has been remanded from the Board of Supervisors for further consideration of appropriate design standards. PROJECT PLANNER: William Gibson. Telephone: 650/363-1816 or Email: [wgibson@smcgov.org](mailto:wgibson@smcgov.org)

**9:30 a.m.**

4. **Owner:** Dana Dehman  
**Applicant:** NSA Wireless for Verizon  
 File No.: PLN2010-00054  
 Location: 100 Shamrock Road Ranch in unincorporated Pacifica  
 Assessor's Parcel Nos.: 023-741-010 and 023-741-020

Consideration of a Use Permit, a PAD Permit and a Coastal Development Permit, pursuant to Sections 6500, 6512, and 6328, respectively, of the San Mateo County Zoning Regulations, a Grading Permit for 1,550 c.y., pursuant to Section 8600 of the County Ordinance Code, an Architectural Review Permit, pursuant to Section 261 of the State Streets and Highways Code, and certification of a Mitigated Negative Declaration to allow a new telecommunications facility consisting of a 123-foot tall monopine with six panel antennas and associated equipment within a 1,207 sq. ft. enclosure. The project is located on two parcels that are 187 and 109 acres in size with access proposed via one parcel and the facility/equipment proposed on the other in the unincorporated Pacifica area of San Mateo County. Application filed March 2, 2010. PROJECT PLANNER: Erica Adams. Telephone: 650/363-1828 or Email: [eadams@smcgov.org](mailto:eadams@smcgov.org)

9:45 a.m.

5. **Owner:** John M. Willis  
**Appellant:** Melissa Manson  
File No.: VIO2012-00074  
Location: 131 California Avenue in unincorporated Princeton  
Assessor's Parcel No.: 047-022-250

Consideration of an appeal of fines issued for the establishment of a commercial real estate use ("The Nest") without the required permits. Appeal filed October 31, 2013. SENIOR CODE COMPLIANCE OFFICER: Ana Santiago. Telephone: 650/363-7832 or Email: [asantiago@smcgov.org](mailto:asantiago@smcgov.org)

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6. **Correspondence and Other Matters**
7. **Consideration of Study Session for Next Meeting**
8. **Director's Report**
9. **Adjournment**
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Agenda items published in the San Mateo County Times on February 15, 2014 and in the Half Moon Bay Review on February 19, 2014.