



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 5th 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. 1596

Wednesday, April 22, 2015
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: 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.

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

NEXT MEETING:

The next Planning Commission meeting will be on May 13, 2015.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
Staff: Monowitz, 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 April 8, 2015.

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.

- 1. **Owner/Applicant:** MidPeninsula Regional Open Space District
File No.: PLN2015-00006
Location: Purisima Creek Open Space Preserve
Assessor’s Parcel No.: 067-320-220

Consideration of a Coastal Development Permit and Timberland Preserve/Coastal Zone Minor Development Permit, pursuant to sections 6328.4 and 6965 of the County Zoning Regulations respectively; and a Grading Permit, pursuant to Section 8602 of the County Grading Ordinance, for the removal and replacement of an existing vehicular bridge at a location on Purisima Creek. Application deemed complete February 6, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 2. **Owner:** Northstar Memorial Group, LLC
Applicant: NSA Wireless for Verizon Wireless
File No.: PLN2014-00019
Location: 100 Lifemark Road, North Skyline
Assessor’s Parcel No.: 056-550-020

Consideration of 1) the certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, 2) Use Permit Renewals and Amendments, pursuant to Sections 6405 and 6500 of the San Mateo County Zoning Regulations, for Verizon Wireless and AT&T to relocate and continue operating wireless telecommunication facilities, and 3) a Resource Management Permit, pursuant to Section 6313 of the County Zoning Regulations, a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and Architectural Review, pursuant to Section 261 of the State Streets and Highways Code, to install two new "monopine" cellular antenna poles of 108 ft. and 80 ft. to support the relocation, consolidation and operation of three wireless telecommunication facilities, owned by Verizon Wireless, AT&T, and San Mateo County, including 2,331 cubic yards of grading within Skylawn Memorial Park cemetery. The project is located within the Junipero Serra (I-280) State Scenic Corridor. The Use Permits include a height limit exception for the 108 ft. tall Verizon Wireless/AT&T monopine pole where 36 ft. is the maximum height allowed. Application deemed complete October 14, 2014. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

- 3. **Owner:** Curtis and Ethel Brooks
Applicant: James Cosgrove, NSA Wireless, Inc
 File No.: PLN2005-00306
 Location: 1175 Palomar Drive, Palomar Park
 Assessor's Parcel No.: 051-416-040

Consideration of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), a Use Permit, pursuant to Section 6510 of the San Mateo County Zoning Regulations, and a Significant Tree Permit, pursuant to Section 12,020 of the San Mateo County Ordinance Code, to construct a new wireless telecommunication facility for Verizon Wireless, including a 28-foot high broad leaf monopole and approximately 255 sq. ft. in total equipment lease area, where two wireless telecommunication facilities owned by other carriers exist at the site. The project includes the removal of 4 significant trees and 18 small, non-significant trees, as well as minor grading. Application deemed complete November 1, 2013. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

- 4. **Owner:** Larry Manes
Applicant: Edward Love
 File No.: PLN2014-00449
 Location: 199 Wienke Way, Moss Beach
 Assessor's Parcel No.: 037-123-280

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence located on an existing 6,650 sq. ft. legal parcel. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete December 23, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

- 5. **Correspondence and Other Matters**
- 6. **Consideration of Study Session for Next Meeting**
- 7. **Director's Report**
- 8. **Adjournment**

Agenda items were published in the San Mateo County Times on April 11, 2015 and in the Half Moon Bay Review on April 15, 2015.