



Planning & Building Department Planning Commission

Kumkum Gupta 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 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. 1639

**Wednesday September 27, 2017
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

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

Janneth Lujan
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: jlujan@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 \$616.35 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 October 11, 2017.

AGENDA
9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Kersteen-Tucker
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 meetings of August 23, 2017 and September 13, 2017.

REGULAR AGENDA
9:00 a.m.

- 1. **Owner:** A&G LLC
Applicant: Hamif Rafiei, A&G, LLC
File No.: PLN2015-00297
Location: 8150 Cabrillo Highway, Montara
Assessor’s Parcel No.: 036-046-050

Consideration of a Use Permit Amendment and Design Review Permit to 1) legalize and allow the use of the 1,276 sq. ft. lower patio; 2) install public access improvements to comply with the Coastal Commission's Consent Cease and Desist Order (CCC-17-CD-01)(Consent Order), 3) install path lighting in the parking lots; and 4) construct a new roofing outdoor work/trash area to comply with Montara Water and Sanitary District requirements, at a 189-seat restaurant located at 8150 Cabrillo Highway in the unincorporated Montara area of San Mateo County. The upper patio will be removed and replaced with public access improvements per the Consent Order. The Coastal Development Permit for this project will be reviewed separately under the jurisdiction of the California Coastal Commission. Application deemed complete August 22, 2017. Contact Project Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

- 2. **Owner/Applicant:** County of San Mateo Planning and Building Department
Subdivision Regulations Update
File No.: PLN 2016-00214

Consideration of a comprehensive update to the County’s Subdivision Regulations (first public review draft). The Planning Commission will receive a briefing on the proposed amendments prior to formal consideration of the amendments at a future meeting. Contact Planning Services Manager Joe LaClair at 650-363-1865 or jlaclair@smcgov.org.

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- 3. **Correspondence and Other Matters**
 - 4. **Consideration of Study Session for Next Meeting**
 - 5. **Director’s Report**
 - 6. **Adjournment**