



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. 1646

**Wednesday February 28, 2018
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. 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 March 14, 2018.

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 meeting of February 14, 2018.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** Godfrey Watson
Applicant: David Hirzel
 File No.: PLN2015-00400
 Location: 171 2nd Street, Montara
 Assessor’s Parcel No.: 036-042-210, 036-042-130

Consideration of a Major Modification to a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, approved by the Planning Commission on March 22, 2017 to allow construction of a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. three-car garage, on two legal 5,000 sq. ft. parcels. One (1) Cypress tree is proposed for- removal and only minor grading is proposed. The associated CDP is appealable to the California Coastal Commission. Application deemed complete September 15, 2017. Contact Project Planner Ruemel Panglao at 650-363-4582 or rpanglao@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Vincent Armando
 File No.: PLN2017-00064
 Location: San Ramon Avenue, Moss Beach
 Assessor’s Parcel No.: 037-284-190

Consideration of a Coastal Development Permit (CDP) and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively to allow the construction of a new 2,543 sq. ft. two-story, single-family residence, plus a 456 sq. ft. attached garage, on a legal 10,035 sq. ft. parcel in the unincorporated Moss Beach area of San Mateo County. No trees are to be removed and only minor grading is required. The CDP is appealable to the California Coastal Commission. Application deemed complete October 10, 2017. Contact Project Planner Ruemel Panglao at 650-363-4582 or rpanglao@smcgov.org.

3. **Owner:** Fengliang Xue, Bin Li, Xin Xu
Applicant: Chris Ridgway
 File No.: PLN2017-00098
 Location: San Carlos Avenue, El Granada
 Assessor's Parcel No.: 047-111-270

Consideration of a Coastal Development Permit, Design Review, and Certificate of Compliance Type B, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations and Section 7134.2 of the County Subdivision Regulations, respectively, to allow construction of a new single-family residence and a detached garage on an undeveloped parcel, located on San Carlos Avenue in the unincorporated El Granada area of San Mateo County. The CDP is appealable to the California Coastal Commission. Application deemed complete August 24, 2017. Contact Project Planner Carmelisa Morales at 650/363-1873 or CJMorales@smcgov.org.

4. **Owner:** Jack and Nancy DeHoff
Applicant: Christy Beltran/AT&T
 File No.: PLN2002-00413
 Location: 46 5th Avenue, North Fair Oaks
 Assessor's Parcel No.: 060-281-610

Consideration of an appeal of the Zoning Hearing Officer's approval of a Use Permit renewal and amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the relocation of an existing ground mounted wireless telecommunications facility from a parking lot light fixture to the rooftop of an existing grocery store building. The project is located at 46 5th Avenue, in the unincorporated North Fair Oaks area of San Mateo County. Appeal filed February 24, 2017. Contact Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

5. **Owner/Applicant:** Michael Mitigang & Barbara Gottesman
 File No.: PLN2017-00272
 Location: 626 Berkeley Avenue, Menlo Oaks
 Assessor's Parcel No.: 062-183-210

Consideration of an appeal of the Community Development Director's decision to approve Significant Tree Removal Permit to remove a 38-inch circumference, Valley Oak Tree located in the rear yard of the property located at 626 Berkeley Avenue. Appeal filed February 24, 2017. Contact Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

6. **Owner:** Darck Pearl Investments LLC
Applicant: Ken Brogno
 File No.: PLN2015-00512
 Location: 3295 El Camino Real, North Fair Oaks
 Assessor's Parcel No.: 060-281-210 (vacant portion) & 060-21-220 (developed portion)

Consideration of (1) a General Plan Map Amendment changing the land use designation of a portion of one parcel from Multi-Family Residential to Commercial Mixed-Use and (2) a Zoning Map Amendment to rezone same from R-2/S-50 to CMU-1 to allow construction of a 20-space parking lot. Application deemed complete July 25, 2016. Contact Project Planner Bryan Albini at 650-363-1807 or balbini@smcgov.org.

7. **2018 Planning Commission Election for Chair and Vice Chair**
 8. **Correspondence and Other Matters**
 9. **Consideration of Study Session for Next Meeting**
 10. **Director's Report**
 11. **Adjournment**