



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. 1654

**Wednesday November 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 December 12, 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 September 26, 2018.

CONSENT AGENDA
9:00 a.m.

- 1. **Owner:** MOSYC LLC
Applicant: Douglas Nelson
File Number: PLN 2018-00106
Location: 850 Airport Street, Moss Beach
Assessor’s Parcel No.: 037-300-090

Consideration of a Coastal Development Permit Amendment to amend Attachment J of CDP 87-35 (condition of approval no. 10) to remove breweries as a prohibited land use and to permit the establishment of a Kombucha brewery, at 850 Airport Street in the Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete June 30, 2018. Contact Planner Summer Burlison at 650/363-1815 or sburlison@smcgov.org.

REGULAR AGENDA
9:00 a.m.

- 2. **Owner/Applicant:** County of San Mateo Planning and Building Department
File Number: PLN 2018-00436

Conduct a Public Workshop to consider a new Protected Tree Ordinance that would replace the Significant and Heritage Tree Ordinances (Part Three, Division VIII of San Mateo County Ordinance Code, Sections 11,000 et seq and 12,000 et seq). The new ordinance incorporates greater protections for trees, refines application requirements and policies for granting permits, including replacement planting requirements. Please direct any questions to 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. **Commissioner Updates and Questions**
 - 7. **Adjournment**
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