



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1685
Wednesday February 26, 2020
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 when an appeal is provided by law or regulation. 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 <https://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 11, 2020.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
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 for February 12, 2020.

CONSENT AGENDA

9:00 a.m.

1. Owner: Aurelie and Josselin De La Broise
Applicant: Aurelie De La Broise
File Number: PLN2019-00365
Location: 55 Big Tree Way, Unincorporated Woodside
Assessor's Parcel No: 075-181-010

Consideration of a Grading Permit and Architectural Review Exemption, to permit an 860 sq. ft. addition to an existing single-family residence which includes 62.2 cubic yards of grading. The project site is located within the Skyline State Scenic Corridor. No trees are proposed for removal. Application deemed complete December 17, 2019. Please direct any questions to Project Planner, Angela Chavez 650/599-7217 or achavez@smcgov.org.

2. Owner/Applicant: Arti Mithal
File Number: PLN2018-00490
Location: Magellan Avenue, Miramar
Assessor's Parcel No: 048-031-200

Consideration of a Design Review Permit, Coastal Development Permit, Non-Conforming Use Permit, and Off-Street Parking Exception, to allow construction of a new 2,051 sq. ft., 3-story single-family residence and a 279 sq. ft. attached garage on a legal non-conforming parcel. The use permit is required to allow a 5-foot left side setback where 10 feet is required, and development on the 4,400 sq. ft. parcel, where 10,000 sq. ft. is required by the S-94 Zoning District. The project is not appealable to the California Coastal Commission. Application deemed complete for Planning Commission review on December 12, 2019. Please direct any questions to Project Planner Camille Leung 650/ 363-1826 or cleung@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 3. Owner:** **Leonid Beigelman**
Applicant: **Stuart Welte**
File Number: PLN2019-00171
Location: 222 Portola State Park Rd., South Skyline
Assessor's Parcel No: 080-100-260

Consideration of a Resource Management Permit and a Grading Permit to allow the construction of a new one-story 3,123 sq. ft. single-family residence with an attached garage and a 973 sq. ft. detached greenhouse/library three-story tower (with a height of 29 feet 3 inches). The project includes the installation of a septic system and a 10,000-gallon water storage tank. The project includes approximately 2,825 cubic yards of grading. The project also involves the removal of seven trees (three of which are considered dead) ranging in size from 9 inches to 38 inches in diameter at breast height. Application deemed complete July 8, 2019. Please direct any questions to Project Planner Kelsey Lang 650/599-1549 or klang@smcgov.org.

- 4. Owner/Applicant:** **Bel Aire Heights LLC**
File Number: PLN2002-00517
Location: Corner of Ascension and Bel Air Drive, San Mateo Highlands
Assessor's Parcel Nos: 041-111-130, -160, -270, -280, -320, and -360

Consideration and approval of a revised schedule of grading operations and haul routes for the Ascension Heights Subdivision. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval for the subdivision requires the applicant to submit a schedule of grading operations, including details of the off-site haul operations and route, for review and approval by the Planning Commission prior to the issuance of a grading permit "hard card" that allows grading operations to commence. (Second Review). Please direct any questions to Planning Services Manager Joe LaClair 650/363-1865 or jlaclair@smcgov.org.

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