



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> 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. 1603

Wednesday, September 23, 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](mailto:planning-commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto: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 \$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 October 14, 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 August 26, 2015.

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**CONSENT AGENDA**

**9:00 a.m.**

1. **Owner/Applicant:** **Ronald Grove**  
 File No.: PLN2014-00200  
 Location: 38 Winding Way  
 Assessor's Parcel No.: 049-143-040

Consideration of a Design Review Permit and Certificate of Compliance (Type B), pursuant to Sections 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to construct a new 2,450 sq. ft. single-family residence (2,150 sq.ft. house with an attached 476 sq.ft. garage) on a 7,361 sq.ft. parcel, to be legalized. Application deemed complete July 22, 2015. Please direct any questions to Project Planner, Erica Adams at 650-363-1828 or [eadams@smcgov.org](mailto:eadams@smcgov.org).

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2. **Owner:** **Pescadero Elementary School**  
**Applicant:** **Andy Lagow**  
 File No.: PLN 2015-00331  
 Location: 620 North St, Pescadero  
 Assessor's Parcel No.: 086-011-090

Consideration of a Coastal Development Permit to place two pre-fabricated buildings on the Pescadero Elementary School campus for use as a library and administrative offices. The Application deemed complete August 11, 2015. Please direct any questions to Project Planner, Bryan Albini at 650-363-1807 or [balbini@smcgov.org](mailto:balbini@smcgov.org).

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**REGULAR AGENDA**

**9:00 a.m.**

3. **Owner:** **Allen and Julia Larson Family, LLP**  
**Applicant:** **Marc Ritson**  
 File No.: PLN 2014-00301 (Ritson/Larson)  
 Location: La Honda Road, Sky Londa  
 Assessor's Parcel No.: 078-110-050

Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management Permit, pursuant to Section 6315 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to construct a new 2,500 sq. ft. single-family residence with a detached 728 sq. ft. garage and a total of 3,023 cubic yards of grading. Eighteen trees are proposed for removal. The project site is an unaddressed vacant parcel and is located 2.5 miles south of Skyline Boulevard on La Honda Road. Application deemed complete June 1, 2015. Please direct any questions to Project Planner, Angela Chavez at 650-599-7217 or [achavez@smcgov.org](mailto:achavez@smcgov.org).

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4. **Owner:** **San Mateo County Planning and Building Department**  
 File No.: PLN 2015-00358  
 Location: Middlefield Road- 1<sup>st</sup> Avenue to 8<sup>th</sup> Avenue  
 Assessor's Parcel Nos.: Various

An update to the zoning regulations for Middlefield Road from approximately 1st Avenue and 8th Avenue in North Fair Oaks, to bring them into consistency with the land use categories incorporated in the adopted North Fair Oaks

Community Plan. Application deemed complete August 25, 2015. Please direct any questions to Project Planner, Will Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

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- 5. **Owner:** Daniel and Natalie Sare Truest
- Applicant:** Misako Hill for AT&T Mobility
- File No.: PLN 2015-00002
- Location: 78 Pilarcitos Creek Road, Half Moon Bay
- Assessor's Parcel No.: 056-380-110

Consideration of a Coastal Development Permit, Planned Agricultural District Permit and Use Permit, pursuant to Sections 6328, 6350, and 6500 of the San Mateo County Zoning Regulations, for a new wireless telecommunication facility, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. Application deemed complete July 28, 2015. Please direct any questions to Project Planner, Rob Bartoli at 650-363-1857 or [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org).

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- 6. **INFORMATIONAL ITEM**  
Presented by: County of San Mateo Environmental Health Department

Report on the proposed update to County Ordinance Code, Chapter 4.84 - Onsite Wastewater Treatment Systems. The entire text of the proposed Ordinance update is available for review and public comment at [www.smchealth.org/landuse](http://www.smchealth.org/landuse).

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

Agenda items were published in the San Mateo County Times on September 12, 2015 and in the Half Moon Bay Review on September 9, 2015.