



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1658**

**Wednesday February 13, 2019
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 February 27, 2019.

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 on January 23, 2019.

CONSENT AGENDA

9:00 a.m.

1. **Owner:** Zubar, LLC
Applicant: Noel Cross
File Number: PLN2018-00137
Location: 40 Castanea Ridge Road
Assessor's Parcel Nos.: 080-410-170

Certification of a Resource Management, Architectural Review, and Grading Permit to allow construction of an addition to a single-family residence. Application deemed complete: October 3, 2018. Please direct any questions to Senior Planner Dave Holbrook at 650/363-1837 or dholbrook@smcgov.org.

REGULAR AGENDA

9:00 a.m.

2. **Owner/Applicant:** San Mateo County Planning and Building Department
File Number: PLN2019-00003
Location: Countywide, unincorporated
Assessor's Parcel Nos.: Countywide

Consideration of 1) 2018-2019 updates to County Second Unit Regulations (Zoning Chapter 22.5) to capture changes to State law, correct minor errors in the 2017- updated regulations, and make minor modifications to incentivize production of second units, and 2) amendments to Section 3.22 of the County's Local Coastal Program to bring the LCP second unit policy into consistency with the second unit regulations in Chapter 22.5 of the Zoning Regulations. Both the amendments to Chapter 22.5, and LCP Chapter 3.22, constitute amendments to the County's Local Coastal Program. Application deemed complete: January 3, 2019. Please direct any questions to Project Planner Will Gibson at 650/363-1816 or wgibson@smcgov.org.

3. **Owner/Applicant:** Moss Beach Association, LLC
File Number: PLN2015-00380
Location: Vallemar Street at Julianna Avenue, Moss Beach
Assessor's Parcel Nos.: 037-086-230, -240, -250, -260, -270, -280 and -290; 2.48 acres

Certification of an Initial Study and Mitigated Negative Declaration, a Coastal Development Permit, Design Review and Resource Management District Development Review permits, a Grading Permit, and a Lot Line Adjustment, to construct four single-family residences, with associated grading, tree removal and installation of all required access and utilities. This project is appealable to the California Coastal Commission. Application deemed complete: November 14, 2017. Please direct any questions to Senior Planner Dave Holbrook at 650/363-1837 or dholbrook@smcgov.org.

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

Published in the San Mateo County Times on January 26, 2019 and the Half Moon Bay Review on January 30, 2019.