

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 Government Center

455 County Center, 2nd Floor
Redwood City, CA 94063
650-559-1559 T
650-363-1916 F
www.planning.smcgov.org



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1655**

Wednesday December 12, 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 January 9, 2019.

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 meetings September 26, 2018. And November 28, 2018.

REGULAR AGENDA

9:00 a.m.

- 1. **Appellant:** Mehmet Emre Sargin
Owner: Joint Pole Authority
Applicant: MODUS c/o AT&T
File Number: PLN 2017-00500
Location: ROW adjacent to 431 Sequoia Avenue, Sequoia Tract
Assessor’s Parcel No.: ROW adjacent to 069-352-070

Consideration of an appeal of the Zoning Hearing Officer’s approval of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to install a new wireless telecommunication facility on an existing joint utility pole located in the public right-of-way in front of 431 Sequoia Avenue, in the unincorporated Sequoia Tract area of San Mateo County. Appeal Date: February 7, 2018. Contact Planner Laura Richstone at 650/363-1829 or lrichstone@smcgov.org.

- 2. **Owner:** Zubar, LLC.
Applicant: Carlos Zubieta
File Number: PLN 2016-00444
Location: Arbor Lane, Moss Beach
Assessor’s Parcel No: 037-123-430

Consideration of an Initial Study and Mitigated Negative Declaration, Coastal Development Permit, Design Review, and Grading Permit to allow construction of a new single-family residence with an attached garage. This project is appealable to the California Coastal Commission. Application deemed complete October 24, 2017. Please direct any questions to Project Planner Carmelisa Morales at 650/363-1873 or cmorales@smcgov.org.

3. **Owner/Applicant:** San Mateo Real Estate and Construction
File Number: PLN 2002-00517
Location: Bel Aire Road in the San Mateo Highlands
Assessor's Parcel Nos.: 041-111-130, -160, -270, -280, -320, and -360

Consideration and approval of a detailed landscaping plan for the Ascension Heights Subdivision approved on appeal by the Board of Supervisors. The project is located in the unincorporated San Mateo Highlands area of San Mateo County. A condition of approval requires the applicant is to submit a landscaping plan for review and approval by the Planning Commission, including a 30-day public review and comment period before recordation of the Final Map. Application deemed complete June 30, 2018. Please direct any questions to Project Planner James A. Castañeda at 650/363-1853 or jcastaneda@smcgov.org.

4. **Appointment of New Planning Commissioner**
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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After the meeting, the Commission will attend a Holiday lunch at Quinto Zol, 2201 Broadway St, Redwood City, CA 94063. The public is invited to attend; please contact Janneth Lujan no later than December 10, 2018 at jlujan@smcgov.org to RSVP and make arrangements for payment.

Published in the San Mateo County Times on December 1, 2018 and the Half Moon Bay Review on December 5, 2018.