



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. 1648

**Wednesday May 9, 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 May 25, 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 meetings of February 28, 2018 and April 25, 2018.

REGULAR AGENDA
9:00 a.m.

1. **Owner/Applicant:** **Maris Jones**
 File No.: PLN2017-00476
 Location: 1796 Lexington Ave., San Mateo Highland
 Assessor’s Parcel No.: 041-135-060

Consideration of an appeal of the Community Development Director’s denial of a Fence Height Exception, pursuant to Section 6412.2 of the San Mateo County Zoning Regulations, for the legalization of an existing 6-foot high fence within the front yard setback. Appeal filed February 1, 2018. Contact Project Planner Helen Gannon at 650-363-1882 or hgannon@smcgov.org.

2. **Owner:** **Peninsula Open Space Trust (POST)**
Applicant: **San Mateo County Parks Department**
 File No.: PLN 2018-00144
 Location: 20775 South Cabrillo Highway, Tunitas Creek Beach
 Assessor’s Parcel Nos.: 081-060-020, 081-060-030, 081-060-130

Consideration of a Coastal Development Permit to 1) make improvements to approximately 500 ft. of existing access road to the edge of the beach to allow all-terrain access for administrative & emergency personnel use, and 2) legalize signage and fencing to protect public safety and natural resources. Application deemed complete April 16, 2018. Contact Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

3. **Owner:** **Z Enterprises LP**
Applicant: **Nicholas Zmay**
 File No.: PLN2014-00410
 Location: 1551 Crystal Springs Road, San Mateo Highlands
 Assessor’s Parcel No.: 038-131-110

Consideration of the Certification of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and a Minor Subdivision and Resource Management (RM) Permits, pursuant to Section 7101 of the 1992 San Mateo County Subdivision Regulations and Section 6313 of San Mateo County Zoning Regulations, respectively, to subdivide a 60.3-acre parcel to create 4 parcels (± 0.7 -acre each), for future residential development, and a 57.48 \pm acre remainder parcel. Approximately 48.21 acres of the remainder parcel will be protected by a conservation easement, and 9.27 acres will be a residential lot developed with an existing single family dwelling, and a Grading Permit, pursuant of Section 9290 of the Grading Ordinance, for 11,200 cubic yards (c.y.) of earthwork (5,600 c.y. of cut and 5,600 c.y. of fill) for landslide repair. Application deemed complete September 5, 2017. Contact Project Planner Erica Adams at 650/363-1828 or eadams@smcgov.org.

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

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