

Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1657**

Wednesday January 23, 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 13, 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 9, 2018.

CONSENT AGENDA

9:00 a.m.

- 1. Owner:** Eleftheria Abbot
Applicant: Julian Platis
File Number: PLN2017-00539
Location: San Ramon Avenue, Moss Beach
Assessor's Parcel No.: 037-259-200

Consideration of a Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), to allow construction of a new 1,345 sq. ft. one-story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel. No trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete July 11, 2018. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daguirre@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. Owner:** Republic Services & Bob Lemos
Applicant: Questa Engineering (Syd Temple)
File Number: PLN2018-00127
Location: 12320 Highway 92, Half Moon Bay (Ox Mountain Landfill)
Assessor's Parcel No.: 056-360-040 & -330

Consideration of a Coastal Development Permit, a Grading Permit, and certification of a Mitigated Negative, to permit the stabilization and restoration of an approximately 800 linear foot section of Corinda de los Trancos Creek. This project is appealable to the California Coastal Commission. Application deemed complete August 23, 2018. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or mschaller@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, and 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**
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Published in the San Mateo County Times on January 14, 2019 and the Half Moon Bay Review on January 18, 2019.