



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Steve Dworetzky, 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. 1586

**Wednesday, October 22, 2014
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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.

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.

Consideration of the Minutes of the Planning Commission meeting of October 8, 2014.

CONSENT AGENDA**9:00 a.m.**

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

- Owners:** County of San Mateo, PG&E, Comcast
Applicant: Cablecom
File No.: PLN2012-00367
Location: Bean Hollow Road, south of Pescadero Creek Road, Pescadero
Assessor's Parcel Nos.: 086-160-060 and 086-180-060

Consideration of an after-the-fact Coastal Development Permit, a Resource Management District Permit, a Planned Agricultural District Permit, and a Use Permit to install 2,635 linear feet of telecommunications cable onto existing utility poles within roadway rights-of-way and across County-owned property. This project is appealable to the California Coastal Commission. Application deemed complete June 6, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

REGULAR AGENDA**9:00 a.m.**

- Owner:** Sage Home Partners II LP
Applicant: Mark Haesloop
File No.: PLN2014-00090
Location: 91 Loyola Avenue, North Fair Oaks
Assessor's Parcel No.: 060-282-080

Consideration of 1) a Zoning Text and Map Amendment, pursuant to Section 6550 of the County Zoning Regulations, to rezone the subject parcel from R-2/S-50 (Two-family residential) to PUD (Planned Unit Development), 2) a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Ordinance and the State Subdivision Map Act, and 3) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to subdivide an 18,750 sq. ft. parcel into four parcels, at 91 Loyola Avenue. Application deemed complete July 15, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

3. **Applicant:** San Mateo County Planning & Building Department
File No.: PLN2014-00386
Location: Countywide

INFORMATIONAL ITEM: A briefing on the State-mandated update to the Housing Element of the General Plan of the County of San Mateo. Please direct any questions to Project Planner Will Gibson at 650-363-1816 or wgibson@smcgov.org.

4. **STUDY SESSION: CALIFORNIA ENVIRONMENTAL QUALITY ACT**
Presented by: County of San Mateo Office of the County Counsel
County of San Mateo Planning & Building Department
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5. **Correspondence and Other Matters**
6. **Consideration of Study Session for Next Meeting and Director's Report**
7. **Adjournment**
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Agenda items published in the San Mateo County Times on October 11, 2014 and in the Half Moon Bay Review on October 15, 2014.