



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> 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. 1617

Wednesday, June 22, 2016  
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](mailto:planning-commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto: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 \$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 the 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 July 13, 2016.

**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. 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 May 25, 2016 and June 8, 2016.

**REGULAR AGENDA**

**9:00 a.m.**

1. **Owner:** State of California  
**Applicant:** Crown Castle  
 File No.: PLN 2014-00194  
 Location: Cabrillo Highway State Scenic Corridor and Vicinity, Pescadero

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, a Planned Agricultural District Permit, pursuant to Section 6353 of the Zoning Regulations, and a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations, to allow cellular telephone antenna nodes on five existing utility poles, and 14.22 miles of fiber optic transmission line (10.76 miles overhead on existing utility poles and 3.46 miles underground) within the State Highway 1 right-of-way, other roadway rights-of-way, and utility easements. This project is appealable to the Coastal Commission. Application deemed complete March 25, 2016. Please direct any questions to the Project Planner, Steven Rosen, at 650/363-1814 or [srosen@smcgov.org](mailto:srosen@smcgov.org).

2. **Owner:** Kyle Vogt  
**Applicant:** Justin Yonker  
 File No.: PLN 2015-00287  
 Location: 193 Reef Point Road, Moss Beach  
 Assessor’s Parcel No.: 037-123-300

Consideration of a Coastal Development Permit, Design Review Permit and a Home Improvement Exception pursuant to Sections 6328.4, 6565.3, and 6531 of the San Mateo County Zoning Regulations, respectively, to allow a 746 sq. ft. addition to an existing 3,647 single-family residence located on an existing 14,671 sq. ft. legal parcel. The Home Improvement Exception is required to construct a first floor and second floor addition within an existing non-conforming right side setback of 5 ft., where 10 ft. is the minimum required. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete February 22, 2016. Please direct any questions to the Project Planner, Dennis Aguirre, at 650/363-1867 or [daguirre@smcgov.org](mailto:daguirre@smcgov.org).

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