



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. 1593

**Wednesday, February 25, 2015
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.

For further information on any item listed below, please contact the Project Planner indicated.

NEXT MEETING:

The next Planning Commission meeting will be on March 11, 2015.

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 meeting of February 11, 2015.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** County of San Mateo
Applicant: San Mateo County Department of Public Works
 File No.: PLN2014-00302
 Location: Adjacent to 101 7th Street, Montara
 Assessor's Parcel No.: Public R-O-W, adjacent to 036-057-240

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for the removal of a portion of a legal fence within the public right-of-way and installation of a metal guard rail. This project is appealable to the California Coastal Commission. Application deemed complete January 7, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

2. **Owner/Applicant:** Bradford Westerfield
 File No.: PLN2015-00020
 Location: Adjacent to 101 7th Street, Montara
 Assessor's Parcel No.: Public R-O-W, adjacent to 036-057-240

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for the construction of a four-foot tall fence within the public right-of-way. This project is appealable to the California Coastal Commission. Application deemed complete January 12, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

3. **Owner:** John O'Rourke
Applicant: San Mateo Real Estate and Construction
File No.: PLN2002-00517
Location: Bel Aire Road in the San Mateo Highlands
Assessor's Parcel Nos.: 041-111-130, 041-111-160, 041-111-270, 041-111-280, 041-111-320, and 041-111-360

Consideration of a Major Subdivision, pursuant to Section 7010 of the County Subdivision Ordinance, a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, and certification of a Final Environmental Impact Report (FEIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Ascension Heights Subdivision. The project includes the subdivision of the 13.25-acre subject site (Water Tank Hill) into 21 legal parcels for development of 19 single-family dwellings with the remaining two lots as conservation (Lot A) and common space (Lot C) areas, including a main private access road. The project site is accessed from Bel Aire Road north of Ascension Drive. This item is continued from the January 28, 2015 meeting. Please direct any questions to Project Planner James Castañeda at 650-363-1853 or jcastaneda@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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