



Planning & Building Department Planning Commission

Vacant, 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. 1622

Wednesday, October 26, 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

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 \$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 November 9, 2016.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez,
 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 September 14, 2016.

REGULAR AGENDA

9:00 a.m.

- 1. **Owner/Applicant:** Tuomo Katajamaki
 File No.: PLN2016-00051
 Location: 645 Park Road, Emerald Lake Hills
 Assessor's Parcel No: 057-163-110

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and Certificate of Compliance (Type B), pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 2,278 sq. ft. single-family residence on a 3,500 sq. ft., non-conforming parcel, to be legalized. The Non-Conforming Use Permit is required to allow a 6-ft. front setback and a stairway landing front setback of one foot (where 20 ft. is the minimum), a height of 33 feet (where 28 feet is the maximum) and to allow lot coverage of 35% (where 25% is the maximum) for a proposed house. Six significant trees are proposed to be removed. Application deemed complete June 16, 2016. Please direct any questions to Project Planner, Erica Adams, at 650/363-1828 or eadams@smcgov.org.

- 2. **Owner:** California Department of Transportation
Applicant: Verizon Wireless
 File No.: PLN2016-00218
 Location: Lawler Ranch Road, unincorporated Woodside
 Assessor's Parcel No.: I-280 Right of Way across from 073-250-050

Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Use Permit, pursuant to Sections 6500 and 6512 of the County Zoning Regulations, and an Architectural Review Permit, pursuant to the State Streets and Highways Code, to allow for the construction of a new wireless telecommunications facility immediately adjacent to two existing telecommunications facilities. The proposed facility will primarily consist of (1) a single 24-foot high pole, (2) six antennas mounted on the pole, (3) ten remote radio heads, (4) two surge protectors, and (5) four equipment cabinets within a proposed 540 sq. ft. lease area to be enclosed by a 6-foot fence. The parcel is located in a CalTrans right of way, on the west side of I-280, in the unincorporated Stanford Lands area of San Mateo County. Application deemed complete August 15, 2016. Please direct any questions to Project Planner, Angela Chavez, at 650/599-7217 or achavez@smcgov.org.

- 3. **Nomination and Election of Planning Commission Officers (Chair and Vice Chair)**
- 4. **Correspondence and Other Matters**
- 5. **Consideration of Study Session for Next Meeting**
- 6. **Director's Report**
- 7. **Adjournment**