



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1684
Wednesday February 12, 2020
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
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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 when an appeal is provided by law or regulation. 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 <https://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 26, 2020.

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 January 22, 2020

CONSENT AGENDA
9:00 a.m.

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|----|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 1. | Owner: Applicant: File Number: Location: Assessor’s Parcel No: | Thomas Moore Eric Cox PLN2018-00097 Cabrillo Highway and Virginia Avenue, Moss Beach 037-133-100 |
|----|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

Consideration of a Use Permit, Coastal Development Permit, Design Review Permit, Certificate of Compliance (Type B) and Lot Merger, to legalize and merge two undeveloped parcels that would result in the single undeveloped project parcel and allow construction of a new 5,402 sq. ft., two-story mixed-use building, comprised of a 2,341 sq. ft. commercial space and 19 parking spaces on the first floor and two (2) residential units on the second floor, located on a 9,512 sq. ft. parcel. The Use Permit is required for proposed “mixed-use” projects that include residential units located in the C-1 Neighborhood Business Zoning District. No trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete December 19, 2019. Please direct any questions to Project Planner Dennis Aguirre 650/363-1867 or daguirre@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. Owner/Applicant: John Capelo**
File Number: PLN2018-00488
Location: 2635-2655 Middlefield Road, North Fair Oaks
Assessor's Parcel No's: 054-233-310, 054-223-330, and 054-223-350

Consideration of a Design Review Permit and Use Permit to allow outdoor dining within courtyard areas and on the rooftop of a 1,725 sq. ft. restaurant/bar in a new building, and a Non-Conforming Use Permit to allow an existing building with a commercial kitchen to maintain a zero-foot rear yard setback where 20-foot is the minimum required. The Design Review Permit is for construction of the new building at 2635 Middlefield Road, remodel of an existing 2,540 sq. ft. building used as a commercial kitchen at 2655 Middlefield Road, and a new 19-space parking lot for a single restaurant use on three adjacent parcels. No significant trees will be removed. Two existing structures located at 2635-2647 Middlefield Road will be demolished and the parcels will be merged. Application deemed complete July 15, 2019. Please direct any questions to Project Planner Erica Adams 650/363-1828 or eadams@smcgov.org.

- 3. Correspondence and Other Matters**
- 4. Consideration of Study Session for Next Meeting**
- 5. Director's Report**
- 6. Commissioner Updates and Questions**
- 7. Adjournment**
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