



## Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION**  
**MEETING NO. 1656**

**Wednesday January 9, 2019**  
**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](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 \$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 <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 January 23, 2019.

**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 on December 12, 2018.

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**REGULAR AGENDA**

**9:00 a.m.**

1. **Owner:** Republic Services & Bob Lemos  
**Applicant:** Questa Engineering (Syd Temple)  
**File Number:** PLN2018-00127  
**Location:** 12320 Highway 92, Half Moon Bay (Ox Mountain Landfill)  
**Assessor's Parcel No.:** 056-360-040 & -330

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9238 of the County Ordinance Code, and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to permit the stabilization and restoration of an approximately 800 linear foot section of Corinda de los Troncos Creek in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete August 23, 2018. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

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2. **Owner:** La Honda – Pescadero Unified School District  
**Applicant:** County of San Mateo  
**File Number:** PLN2018-00351  
**Location:** 350-360 Butano Cut Off, Pescadero  
**Assessor's Parcel No.:** 087-053-010

Consideration of a Coastal Development Permit and certification of an Initial Study and Mitigated Negative Declaration to drill a domestic well to determine if it will produce an amount and quality of water adequate to serve the existing Pescadero Middle/High School and potential future fire station located at 350-360 Butano Cutoff in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete November 13, 2018. Please direct any questions to Senior Planner Melissa Ross at 650/599-1559 or [mross@smcgov.org](mailto:mross@smcgov.org).

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**3. Owner:** Robert Wong/ Joyful Chapter Senior Living  
**Applicant:** Bill Guan  
**File Number:** PLN2011-00258  
**Location:** 360 Alta Vista Dr., County Club Park  
**Assessor's Parcel No.:** 013-121-040

Consideration of a Use Permit Renewal and Amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow expansion of an existing 26-bed non-ambulatory senior care facility by adding 27 new beds (for a total of 53 beds where 15 beds are the maximum allowed), to allow a 10 ft. front yard setback (where a 20 ft. setback is required), and to allow the proposed remodeled structure to exceed the allowable lot coverage. The project is located at 340 Alta Vista Drive in the unincorporated Country Club Park area of San Mateo County. Please direct any questions to Project Planner Olivia Boo at 650/363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

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4. **2019 Planning Commission Election for Chair and Vice Chair**
  5. **Correspondence and Other Matters**
  6. **Consideration of Study Session for Next Meeting**
  7. **Director's Report**
  8. **Commissioner Updates and Questions**
  9. **Adjournment**
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