

# SAN MATEO COUNTY PLANNING COMMISSION

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## NOTICE OF PUBLIC HEARING

This is to inform you that the San Mateo County Planning Commission will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown.

MEETING NO. 1326

Wednesday, February 9, 2000  
9:00 a.m.  
\*City of Redwood City  
City Hall Council Chambers  
1017 Middlefield Road, Redwood City

Note:  
Special Meeting Place

**\*Please Note:** Planning Commission Meetings beginning February 9, 2000, thru June 14, 2000 will be held at the **Redwood City Hall Council Chambers, located at 1017 Middlefield Road Redwood City.**

### **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:**

Letters to the Commission should be addressed: Planning Commission, County Government Center, 455 County Center, 2nd Floor, Mail Drop PLN122, Redwood City, CA 94063. The Commission Secretary can be reached at 650/363-1859, Facsimile 650/363-4849. *It is preferred that your letters be received at least five (5) days prior to the scheduled hearing to allow sufficient time for your comments and concerns to be considered by the Commission.*

### **DECISIONS AND APPEALS PROCESS:**

Decisions made by the Planning Commission are appealable to the Board of Supervisors. The appeal fee is \$174. Appeals must be filed no later than 10 business days following the hearing at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

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

## **AGENDA**

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: Bomberger, Goff, Kennedy, Nobles, Silver  
Advisory Members: Koenig, Burnes, Raftery, Bentley

1. **Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

2. **Consideration of the Minutes** of the Planning Commission meeting of January 12, 2000.

**CONSENT AGENDA**

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Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

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3. **Request for Reallocation of Water Capacity**

**Applicant:** **Judy Taylor**  
 SMCo Planning File No.: MNA 2000-0007  
 CCWD Resolution No.: 2000-01  
 Location released from: Cornell Avenue, Princeton  
 APN: 047-013-340  
 Owner: Ingrid Lundquist

**Applicant:** **Judy Taylor**  
 SMCo Planning File No.: MNA 2000-0008  
 CCWD Resolution No.: 2000-02  
 Location released from: Ocean Boulevard, Princeton  
 APN: 047-024-310  
 Owner: Christian Mickelsen

**Applicant:** **Judy Taylor**  
 SMCo Planning File No.: MNA 2000-0009  
 CCWD Resolution No.: 2000-03  
 Location released from: Columbia Avenue, Princeton  
 APN: 047-037-490  
 Owner: Jeffrey Laughlin

Consideration of three requests to release priority water treatment capacity within the Coastside County Water District (CCWD) from three priority parcels in Princeton, to be used to serve non-priority development elsewhere within the unincorporated portion of CCWD's jurisdiction, pursuant to policy 2.8 of the County Local Coastal Program. Applications filed December, 1999. PROJECT PLANNER: **Terry Burnes**. Telephone: (650) 363-1861.

**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**  
**9:00 a.m.**

4. **Owner/Applicant:** **Mary O'Berry**  
Request For: PLN1999-00837  
Location: 370 Alexander Avenue, Redwood City  
APN: 059-263-110

Consideration of an appeal of the Planning Director's decision to deny a fence height exception pursuant to section 6412.2 of the County Zoning Regulations, to allow a staggered fence of varying heights of 4 ½ feet, 5 feet and 6 feet in the public right-of-way of Alexander Avenue in the unincorporated area of Redwood City. Application filed November 2, 1999. PROJECT PLANNER: Miroo Brewer. Telephone: 650/363-1853.

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**9:30 a.m.**

5. **Owner/Applicant:** **Craig & Beth Menden**  
Request For: PLN1999-00654  
Location: 419 Magellan Avenue  
APN: 048-021-160

Consideration of an appeal of the Planning Director's decision to approve a Coastal Development Permit pursuant to section 6328.4 of the County Zoning Regulations to construct a new single family residence in the unincorporated Miramar area. This project is not appealable to the California Coastal Commission. Application filed August 19, 1999. PROJECT PLANNER: Miroo Brewer. Telephone: 650/363-1853.

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**10:00 a.m.**

6. **Applicant:** **Nicholas Haloski & Paulette Koeberle**  
Request For: PLN1999-00738  
Location: Vuelta Way, unincorporated La Honda  
APNs: Adjacent to: 083-091-010, 020, 030, 140  
083-052-070, 080, 090

Consideration of a request to determine if the vacation of Vuelta Way right-of-way conforms with the General Plan pursuant to Government Code Section 65402. Application filed September 10, 1999. PROJECT PLANNER: Lida Kvashina. Telephone: 650/363-1867.

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Agenda continues on next page

**10:30 a.m.**

- 7. **Applicant:** Dawn Tower-Irvine & Bryan Howard
- Request for: PLN1999-00778
- Location: Alpine Road at Bishop Lane
- APNs Adjacent to: 074-302-010,020,050,060,070  
074-303-070,080,090

Consideration of a request to determine if the vacation of a portion of Alpine Road right-of-way conforms with the General Plan, pursuant to Government Code Section 65402. Application filed September 23, 1999. PROJECT PLANNER: Lida Kvashina. Telephone: 650/363-1867.

\*See Field Trip Schedule on page 5.

**12:00 Noon**  
Adjourn to Lunch

**2:00 p.m.**

- 8. **Owner:** Corado/McComas, L.P.
- Applicant:** Kaufman & Broad Southbay, Inc.
- Request for: PLN1999-00452
- Location: 1181 Etheldore Street, Moss Beach
- APN: 037-320-270

Introduction of the Moss Beach Highlands Project, a proposal to subdivide a 12.5 acre parcel into 70 parcels and to construct 68 single-family homes, 85 affordable senior apartments, a “tot lot” playground and an off-site water service line in the unincorporated Moss Beach area within the Coastal Zone. This will be the first of at least two Planning Commission hearings on this item. Presentations at the initial meeting on February 9 will focus on the Project Description and the Final Environmental Impact Report.

Project components to be considered are: (1) a Final Environmental Impact Report, (2) a Local Coastal Program Amendment to allow 50 percent of the total units to be low income units where 30 percent low income and 20 percent moderate income is required, (3) Zoning Map and Text Amendments to rezone the site from Affordable Housing (R-3-A) to Planned Unit Development (PUD), (4) a Major Subdivision, pursuant to the San Mateo County Subdivision Ordinance, (5) a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and (6) a Grading Permit, pursuant to County Ordinance Code Section 8602.1. This project is appealable to the California Coastal Commission. Application filed October 23, 1997. PROJECT PLANNER: Lisa Aozasa: Telephone: 650/363-4852.

**3:00 p.m.**

9. **Owner/Applicant:** John & Astrid Anderson  
Request for: PLN1999-00399  
Location: 400 Dehoff Canyon  
APN: 066-440-070

Consideration of: (1) a Planned Agricultural Development Permit and Coastal Development Permit, pursuant to Sections 6353 and 6328.4, respectively, of the County Zoning Regulations, and (2) Architectural Review pursuant to the State Streets and Highway Code to construct a new single family residence, new domestic well, new septic system, and to designate the existing residence as affordable housing on a 30 acre parcel located at 400 Dehoff Canyon Road. This project is appealable to the California Coastal Commission. Application filed June 3, 1999. PROJECT PLANNER: **Lily Toy**. Telephone: 650/363-1841.

10. **Correspondence and Other Matters**
11. **Consideration of Study Session for Next Meeting**
12. **Director's Report**
13. **Adjournment**

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**\*Field Trip Schedule**

Monday, February 7, 3:00 p.m.

At 3:00 p.m. on Monday February 7, 2000, the Commission will depart the County Government Center on a field trip to the site of PLN1999-00778 (item #7 above) located at Alpine Road and Bishop Lane, Menlo Park. The Commission will inspect the project site in preparation for the scheduled hearing on February 9, 2000. The public may accompany the Commission provided they arrange their own transportation. If you plan to attend or have questions about the field trip, please contact Lida Kvashina, Project Planner, at 650/363-1867.

- 3:00 p.m.** Depart County Government Center in Redwood City for Alpine Road at Bishop Lane.  
**3:30 p.m.** Arrive at Alpine Road At Bishop Lane for site inspection of a portion of Alpine Road right-of-way.  
**4:30 p.m.** Depart Alpine Road at Bishop Lane for return to County Government Center.  
**5:00 p.m.** Arrive at County Government Center, Redwood City.

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Complete agenda published in the San Mateo County Times on January 29, 2000.