

**Planning Commission**

DISTRICT 1: Kumkum Gupta  
DISTRICT 2: Frederick Hansson  
DISTRICT 3: Lisa Ketcham  
DISTRICT 4: Manuel Ramirez, Jr.  
DISTRICT 5: Carlos Serrano Quan



## Notice of Public Hearing

### **SAN MATEO COUNTY PLANNING COMMISSION**

#### **\* IN PERSON AND BY VIDEOCONFERENCE \***

Board of Supervisors Chambers  
400 County Center, Redwood City  
MEETING NO. 1737  
Wednesday, July 26, 2023  
9:00 a.m.

<https://smcgov.zoom.us/j/99701947898>

#### **\*\*\*HYBRID MEETING - IN-PERSON AND BY VIDEOCONFERENCE\*\*\***

This meeting of the Planning Commission will be held in the Board of Supervisors Chambers, 400 County Center, Redwood City. Members of the public will be able to participate in the meeting remotely via the Zoom platform or in person in the Board Chambers. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions below.

#### **Public Participation:**

#### **\*Spoken Comments**

In Person Participation:

1. If you wish to speak to the Planning Commission, please fill out a speaker's slip located in the anteroom as you enter the Board Chambers. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Board members and staff.

#### **Via Zoom:**

1. The July 26, 2023, Planning Commission meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99701947898>. The webinar ID is: 997 0194 7898. The July 26, 2023, Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 997 0194 7898 then press #. Members of the public can also attend this meeting physically in the Board of Supervisors Chambers, 400 County Center, Redwood City.

2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up -to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.

3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.

4. When the Chair of the Planning Commission or the Planning Commission Secretary for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.

Public comments via Zoom will be taken first, followed by speakers in person.

**\*Written Comments:**

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i) provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

**\*Additional Information:**

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly.

Public records that relate to any item on the open session agenda for a regular Planning Commission meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

**ADA Requests**

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**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)

**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. These can be sent via email to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org) or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is August 9, 2023.**

**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 **August 9, 2023.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT:**

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.** Please follow the instructions explained above regarding the spoken public comments process.

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

1. Consideration of the Minutes of the Planning Commission Hearings on June 21, 2023, and July 12, 2023.

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**

2. **Owner/Applicant:** Alexander Bagerman  
File Number: PLN2020-00467  
Location: Chesham Avenue  
Assessor's Parcel No: 049-020-070

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the Zoning Regulations, and Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow the construction of a new three-story, 5,742 sq. ft. single-family residence with a 501 sq. ft. attached garage, involving 1,830 cubic yards (c.y.) of earthwork for the construction of a residence and a driveway/access road from Chesham Avenue, on a legal, 9.73-acre parcel on Devonshire Boulevard in the unincorporated Devonshire area of San Mateo County. The access road would be constructed within the area of a recorded easement located on the adjacent undeveloped parcel, APN 049-020-110. The project includes removal of 24 significant trees. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. This item was

continued from the May 25, 2023, Planning Commission meeting. Project Planner: Erica Adams, [eadams@smcgov.org](mailto:eadams@smcgov.org).

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**3. Owner:** Philippe Branchu and Francoise Monet  
**Applicant:** Fred Herring  
File Number: PLN2019-00400  
Location: 570 Live Oak Lane, Emerald Hills, CA  
Assessor's Parcel No: 057-163-090

Consideration of a Major Modification of a Design Review Permit, Non-Conforming Use Permit (NCUP), and Grading Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, to allow construction of a 2,466 sq. ft. single family residence, and an attached 486 sq. ft. two car garage, 410 sq. ft. pool, and 640 sq. ft. ADU, involving 480 cy of earthwork and removal of six significant trees, on a non-conforming 8,232 sq. ft. parcel in the unincorporated Emerald Lake Hills area of San Mateo County. The applicant seeks a NCUP for additional floor area and lot coverage, including 1) floor area of 35.9% where 30% is the maximum 2) 33.5% lot coverage where 25% is the maximum, and 3) a 1-foot setback for a 640 sq. ft. ADU on an undeveloped parcel. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. Application deemed complete July 12, 2023. Project Planner: Erica Adams, [eadams@smcgov.org](mailto:eadams@smcgov.org).

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**4. Owner:** California Water Service Co.  
**Applicant:** Julie Huynh, Cal Water  
File Number: PLN2021-00275  
Location: 1452 BEL AIRE RD, SAN MATEO, CA  
Assessor's Parcel No: 041-111-020

Consideration of the adoption of an Addendum to the Ascension Heights Subdivision Final Environmental Impact Report, pursuant to the California Environmental Quality Act (CEQA), and a Use Permit and Fence Height Exception, pursuant to Sections 6500 and 6412.2 of the Zoning Regulations, to allow construction of a new 58,929-gallon water storage tank and permit an existing 210,000-gallon water storage tank, along with associated infrastructure, to serve the Ascension Heights subdivision, and to allow construction of an 8-foot tall fence where 6 feet is the maximum, in the San Mateo Highlands area of unincorporated San Mateo County. The project involves minor grading and no tree removal. Application deemed complete: June 5, 2023. Project Planner: Camille Leung, [cleung@smcgov.org](mailto:cleung@smcgov.org).

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**5. Owner:** Commons Hotels LLC  
**Applicant:** Dazhi Chen  
File Number: PLN2021-00081  
Location: 2567 El Camino Real, North Fair Oaks  
Assessor's Parcel No: 054-261-220, 054-261-230, 054-261-210

Consideration of a General Plan Map Amendment, Zoning Map Amendment, Use Permit, and Lot Merger for a new 18,715 square-foot hotel with 69 guest rooms and 48 parking spaces. The project requires a Zoning Map Amendment to rezone one of 3 project parcels from R-3 to CMU-1 and amend the parcel's corresponding General Plan land use designation from Multi-family Residential to Commercial Mixed Use; minimal grading and no tree removal is proposed. In conjunction with the

requested permits, it is recommended that the Planning Commission provide a recommendation to the Board of Supervisors that no additional environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c). Application deemed complete: October 19, 2022. Project Planner: Kanoa Kelley, [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

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- 6. CORRESPONDENCE AND OTHER MATTERS**
- 7. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
- 8. DIRECTOR'S REPORT**
- 9. COMMISSIONER UPDATES AND QUESTIONS**
- 10. ADJOURNMENT**

Published in San Mateo Times on July 15, 2023, and Half Moon Bay Review on July 19, 2023