



Planning & Building Department Planning Commission

Laurie Simonson, 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. 1621

Wednesday, September 14, 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 September 28, 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 August 10, 2016.

REGULAR AGENDA

9:00 a.m.

- 1. **Owner/Applicant:** Dayna Segner/ Marvin Lai
Appelant: Charles J. Gerard
File No.: PLN2015-00011
Location: Farallone Avenue, Montara
Assessor's Parcel Nos.: 036-017-050

Public hearing to consider an appeal of the Coastside Design Review Committee's decision to approve a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, for the construction of a new 2,132 sq. ft., two-story single-family residence, plus a 474 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel in the unincorporated Montara area of San Mateo County. No trees are proposed for removal. Application deemed complete May 4, 2015. Please direct any questions to Senior Planner, Camille Leung, at 650/363-1826 or cleung@smcgov.org.

- 2. **Owner:** Zachary and Jennifer Granger
Applicant: Brian Villavicencio
File No.: PLN2015-00269
Location: 846 Hillcrest Drive, Emerald Lake Hills
Assessor's Parcel No.: 058-267-170

Consideration of Design Review Permit and Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, to allow construction of a major remodel which includes a 1,187 sq. ft. new addition to an existing, 2,507 sq. ft., non-conforming single-family residence with a 548 sq. ft. detached garage, on a 15,594 sq. ft. legal parcel. A Non-Conforming Use Permit is required to allow the house to maintain a 3-ft. right side setback (where 7.5 ft. is the minimum) and to increase the total floor area to 33.4% (where 30% is the maximum). No significant trees are proposed to be removed. Application deemed complete March 17, 2016. Please direct any questions to Project Planner, Erica Adams, at 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. **Adjournment**