



Planning & Building Department Planning Commission

Vacant, 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. 1623

Wednesday, November 30, 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 \$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 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 December 14, 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 October 26, 2016.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** Paul L. Gillis
Applicant: San Mateo County - Real Property
File No.: PLN2016-00474
Location: 2513 Alpine Road, unincorporated Menlo Park
Assessor's Parcel No: 074-303-060

Consideration of a petition to vacate an unused Public Easement submitted by the San Mateo County Real Property Division (Real Property) to determine if the proposed vacation of a 10 foot-wide sanitary sewer easement, extending north-south on the parcel, conforms to the County General Plan. Application deemed complete November 3 2016. Please direct any questions to Planning Services Manager, Joe LaClair, at 650/363-1865 or jlaclair@smcgov.org.

- 2. **Owner:** Ron Grove
Applicant: San Mateo County - Real Property
File No.: PLN2016-00484
Location: 508 Oak Park Way, Emerald Lake Hills
Assessor's Parcel Nos: 068-151-180 and 068-151-190

Consideration of a petition to vacate an unused Public Easement submitted by the San Mateo County Real Property Division (Real Property) to determine if the proposed vacation of a 10 foot-wide sanitary sewer and storm water easement, extending east-west between Assessor's parcels 068-151-180 and 068-151-190 at the terminus of Oak Park Way in Emerald Lake Hills, conforms to the County General Plan. Application deemed complete November 9, 2016. Please direct any questions to Planning Services Manager, Joe LaClair, at 650/363-1865 or jlaclair@smcgov.org.

- 3. **Owner/Applicant:** Frank and Kathy Pirman
File No.: PLN2016-00159
Location: 45 Morse Road, unincorporated Woodside
Assessor's Parcel No: 045-300-050

Consideration of an Architectural Review Permit, pursuant to the State and Highways Code, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to construct a new 3,407 sq ft. single-family residence with an attached 463 sq. ft. garage. The project involves 180 cubic yards of grading in order to prepare the building site for the new residence. Application deemed complete September 12, 2016. Please direct any questions to Project Planner, Angela Chavez, at 650/599-7217 or achavez@smcgov.org.

REGULAR AGENDA

9:00 a.m.

4. **Owner:** Sean Stenger
Applicant: Tim Finicle
 File No.: PLN2016-00091
 Location: Sevilla Avenue, El Granada
 Assessor's Parcel No: 047-071-270

Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (CoC) Type B, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations, Section 8600 of the County Ordinance Code, and Section 7134.2 of the County Subdivision Regulations, respectively, to allow construction of a new single-family residence with an attached two-car garage on an undeveloped parcel. This project is appealable to the California Coastal Commission. Application deemed complete June 22, 2016. Please direct any questions to Project Planner, Carmelisa J. Morales at 650/363-1873 or CJMorales@smcgov.org.

5. **Owner:** Scott Cook and Helen Ostby Trust
Applicant: Kerry Burke
 File No.: PLN2016-00257
 Location: 1906 Pomponio Creek Road, San Gregorio
 Assessor's Parcel No: 087-180-150

Consideration of a Coastal Development Permit and a Planned Agricultural District Permit pursuant to Zoning Regulations Sections 6328.4 & 6353, respectively, and Certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, for the construction of one new Farm Labor Housing unit. The project is appealable to the California Coastal Commission. Application deemed complete October 19, 2016. Please direct any questions to Project Planner, Rob Bartoli at 650/363-1857 or rbartoli@smcgov.org.

6. **Owner/Applicant:** Planning and Building Department
 File No.: PLN2016-00473
 Location: Countywide
 Assessor's Parcel No: Countywide

Amendments to the County's Second Unit Regulations (Zoning Regulations Chapter 22.5) to comply with changes to State law, particularly the California Government Code, as variously amended, most recently in September 2016; and, to advance the goal, as expressed by the San Mateo County Board of Supervisors, of incentivizing and streamlining the production of second units as a valuable source of needed housing. The proposed amendments to the County's Second Unit Regulations also constitute a proposed amendment to the Implementation Plan of the County's Local Coastal Program, and if adopted, will be submitted to the California Coastal Commission for review and certification. Copies of the proposed amendments are available at the County Planning and Building Department, as well as local libraries in various locations in San Mateo County. Application deemed complete November 2, 2016. Please direct any questions to Project Planner, Will Gibson at 650/363-1816 or wqibson@smcgov.org.

7. **Correspondence and Other Matters**
 8. **Consideration of Study Session for Next Meeting**
 9. **Director's Report**
 10. **Adjournment**