



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. 1624

Wednesday, December 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 \$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 January 11, 2017.

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 November 30, 2016.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** Bruce and Sandra Durham
Applicant: Pescadero Public Community Radio Station (KPDO)
 File No.: PLN2016-00037
 Location: 510 Hill Rd., unincorporated Pescadero
 Assessor's Parcel No: 086-171-050

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Use Permit, pursuant to Sections 6328.4, 6353, and 6500, respectively, of the County Zoning Regulations, and Architectural Review, pursuant to the State Streets and Highways Code, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to construct a 35 ft. public radio tower and equipment cabinet. This project is appealable to the California Coastal Commission. Please direct any questions to Senior Planner, Dave Holbrook, at 650/363-1837 or dholbrook@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Naveen Bisht
 File No.: PLN2016-00133
 Location: 147 Windsor Dr., Devonshire
 Assessor's Parcel No: 049-133-470

Consideration of Design Review Permit and Non-Conforming Use Permit, pursuant to Section 6565.3 and 6137 of the San Mateo County Zoning Regulations, to allow construction a 554 sq. ft. addition and a 438 sq. ft., attached garage on a non-conforming 4,189 sq. ft. parcel. The Non-Conforming Use Permit is required to allow an existing 5 inch right side setback to remain, to allow a non-conforming front setback of 7-foot, 10-inch setback for a deck where 14-foot is the minimum, an 18-foot, 1 inch front setback for the second story addition where a 20-foot setback is required, and a 3-foot right side setback where 5-foot is required. No significant trees are proposed to be removed. Application deemed complete June 21, 2016. Please direct any questions to Project Planner, Erica Adams at 650/363-1828 or eadams@smcgov.org.

- 3. **Owner/Applicant:** Tuomo Katajamaki
 File No.: PLN2016-00051
 Location: 645 Park Road, unincorporated Emerald Lake Hills
 Assessor's Parcel No: 057-163-110

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and a Certificate of Compliance (Type B), pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 2,278 sq. ft. single-family residence on a 3,500 sq. ft. non-conforming parcel. The Non-Conforming Use Permit is required to allow a 6-foot

front setback and a stairway landing front setback of one foot (where 20 ft. is the minimum), a height of 33 feet (where 28 feet is the maximum), and to allow lot coverage of 35% (where 25% is the maximum) for the proposed house. Six significant trees are proposed to be removed. This item is continued from the October 26, 2016 meeting. Application deemed complete June 16, 2016 Please direct any questions to Project Planner, Erica Adams at 650/363-1828 or eadams@smcgov.org.

4. **Correspondence and Other Matters**
 5. **Consideration of Study Session for Next Meeting**
 6. **Director's Report**
 7. **Adjournment**
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