



## Planning & Building Department Planning Commission

Kumkum Gupta, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Mario Santacruz, 5<sup>th</sup> 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. 1652**

**Wednesday July 25, 2018  
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. 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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto: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 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 8, 2018.

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

**Pledge of Allegiance**

**Roll Call:** Commissioners: Gupta, Santacruz, Hansson, Ramirez, Kersteen-Tucker  
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 July 11, 2018.

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

- 1. **Owner:** Ehsan Kameli
- Applicant:** Ehsan Kameli
- File Number:** PLN2017-00517
- Location:** 338 Rutherford Avenue, Sequoia Tract., unincorporated Redwood City
- Assessor’s Parcel No.:** 069-321-260

Consideration of an appeal of the Zoning Hearing Officer’s approval of a Non-Conforming Use Permit, pursuant to Sections 6133 and 6173 of the San Mateo County Zoning Regulations, to enlarge an existing non-conforming single-family residence on a non-conforming sized parcel, by adding 180 sq. ft. to the first floor, while maintaining non-conforming side yard setbacks of 2’ (right side) and 3’ (left side) where 5’ is the minimum required side yard setback; a new 698 sq. ft. second-story which will encroach into the 16’/45 degree daylight plane; and to allow the second required covered parking space to be uncovered and tandem to an existing one-car garage; on a non-conforming 2,549 sq. ft. parcel. The appeal was filed complete on April 19, 2018. Contact Project Planner Summer Burlison at 650/363-1815 or [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

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- 2. **Owner:** Mortgage Investors III LLC, Mortgage Investors IV LLC.
  - Applicant:** Jerry Liang, Sunrise Senior Living
  - File Number:** PLN2017-00251
  - Location:** El Camino Real and East Selby Lane, North Fair Oaks
  - Assessor’s Parcel Nos.:** 060-271-060, -070-, -080, -090, -100, -110

Consideration of a Lot Merger, Grading Permit, Zoning Map and Text Amendment, and General Plan Map Amendment pursuant to Section 7123 of the County Ordinance, Section 9290 of the County Building Regulations, Section 6191 of the County Zoning Regulations, and the 2011 North Fair Oaks Community Plan respectively, to allow for the construction of a 90-unit residential elderly care facility at the northern corner of El Camino Real and East Selby Lane North Fair Oaks, and a General Plan Conformity request by the County’s Real Property Services Division pursuant to Government Code Section 65402 to determine if the proposed vacation of a dead-end public alley and sanitary sewer easement north of East Selby Lane required for this project conforms to the County General Plan. The project includes the removal of 14 significant trees, approximately 10,000 cubic yards of grading, and street improvements for the Selby Park neighborhood. Application deemed complete March 9, 2018. Contact Planner Carmelisa Morales at 650/363-1873 or [CJMorales@smcgov.org](mailto:CJMorales@smcgov.org).

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- 3. **Correspondence and Other Matters**
  - 4. **Consideration of Study Session for Next Meeting**
  - 5. **Director’s Report**
  - 6. **Commissioner Updates and Questions**
  - 7. **Adjournment**