

Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1667
Wednesday June 26, 2019
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

Janneth Lujan
Planning Commission Secretary
Phone: 650/363-1859
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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 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 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 July 10, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
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 meetings of May 22, 2019 and June 12, 2019.

CONSENT AGENDA

9:00 a.m.

1. Owner: David Welch
Applicant: Dan Biermann
File Number: PLN2018-00359
Location: Francisco Street, El Granada
Assessor's Parcel No.: 047-222-290

Consideration of a Coastal Development Permit (CDP), Design Review Permit, and Certificate of Compliance (Type B) to allow construction of a new 2,748 sq. ft. one-story single-family residence, including a 499 sq. ft. attached two car garage, on an 8,530 sq. ft. parcel. Two (2) significant trees are proposed for removal and only minor grading is proposed. The project is appealable to the California Coastal Commission. Application deemed complete February 6, 2019. Please direct any questions to Project Planner Ruemel Panglao at 650/363-4582 or rpanglao@smcgov.org.

2. Owner: Steven A. Thornton
Applicant: David Howell
File Number: PLN2018-00169
Location: 263 Yale Avenue, Princeton
Assessor's Parcel No.: 047-015-170

Consideration of a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, to allow construction of a new 928 sq. ft. rear detached garage/solarium to an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, subsequent to the demolition of an existing 192 sq. ft. rear detached garage. The Non-Conforming Use Permit is required to allow enlargement of a non-conforming residential use in a non-residential (Waterfront) zoning district. The project is appealable to the California Coastal Commission. Application deemed complete October 6, 2018. Please direct any questions to Project Planner Dennis P. Aguirre at 650/363-1867 or daguirre@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 3. Owner:** Larry & Penny Hassett
Applicant: Larick Alan Hill
File Number: PLN 2019-00054
Location: 42 Castanea Ridge Road, South Skyline
Assessor's Parcel No.: 080-410-160

Consideration of a Resource Management Permit, and a Grading Permit, to allow the reconstruction of an existing detached garage, accessory to the existing single-family residence. Application deemed complete May 7, 2019. Please direct any questions to Project Planner Kelsey Lang at 650/363-1549 or klang@smcgov.org.

- 4. Owner/Applicant:** San Mateo County Planning and Building Department
File Number: PLN 2017-00254
Location: Various
Assessor's Parcel Nos.: Various

A zoning text and map amendment creating a new CMU-3 (Commercial Mixed Use) Zoning District, substantially amending the existing M-1/NFO and M-1/Edison/NFO Zoning Districts, rezoning various areas of North Fair Oaks to the new and modified zoning districts, and amending the existing Chapter 29, Design and Site Development Permit, of the zoning regulations. Application deemed complete June 15, 2017. Please direct any questions to Project Planner Will Gibson at 650/363-1816 or wgibson@smcgov.org.

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