



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. 1582

**Wednesday, August 27, 2014
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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 meeting.

NEXT MEETING:

The next Planning Commission meeting will be on September 10, 2014.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 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 13, 2014.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** Jaime Gonzalez
Applicant: County of San Mateo Planning and Building Department
 File No.: PLN2012-00315
 Location: 3821 Fair Oaks Ave
 Assessor’s Parcel No.: 060-123-360

Consideration of a Resolution to require that the non-conforming commercial use at 3821 Fair Oaks Avenue, in the unincorporated North Fair Oaks area of San Mateo County, be converted to a permitted use within a prescribed period of time pursuant to Section 6134 of the San Mateo County Zoning Ordinance, and consideration of a Zoning Text Amendment, pursuant to Section 6550 of the County Zoning Ordinance, to add specific language to the Zoning Non-Conformities Chapter (Chapter 4) of the Zoning Ordinance. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

2. **Owner:** Laurel Enterprises, Inc
Applicant: Sandra Pereznegron/Bay Area Catering and Events
 File No.: PLN2014-00261
 Location: 3250 Middlefield Rd in North Fair Oaks
 Assessor’s Parcel No.: 060-091-260

Consideration of an Off-Street Parking Exception to allow a minimum of 6 on-site parking spaces where 12 spaces are required (with an off-site location to accommodate parking for 15 employee vehicles) in conjunction with a proposal for a commercial catering business to occupy an existing commercial building, with the 1st floor being utilized for all cooking preparation/catering production, and the 2nd floor being restricted for use as a single office, with the remaining as storage area. Application deemed complete on July 31, 2014. Please direct any questions to Deputy Community Development Director Lisa Aozasa at 650-363-4852 or laozasa@smcgov.org.

3. **Owners:** James and Diane Chesler
Applicant: James Chesler
File No.: PLN2013-00482
Location: 1811/1813 Woodside Rd, Sequoia Tract
Assessor's Parcel No.: 069-261-440

Consideration of an amendment to the General Plan Land Use Map for a single 14,564 sq.ft. parcel's designation from Medium Density Residential to High Density Residential; rezone the parcel from R-1/S-75 (Single Family Residential/Sequoia tract) to R-3/S-3 (Multiple-Family Residential); and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. Application deemed complete on April 16, 2014. Please direct any questions to Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org.

4. **Applicant:** Shahram Zomorodi
File No.: PLN2013-00221
Location: Unincorporated communities of Broadmoor, Devonshire, Ladera, Los Trancos Woods, North Fair Oaks, Palomar Park, San Mateo Highlands, Selby/Sequoia Tract, Weekend Acres, and West Menlo Park

Consideration of an amendment to the County Subdivision Ordinance, pursuant to Section 66411 of the California Government Code, and certification of a Negative Declaration, related to lot dimension requirements and exceptions in areas outside of the Coastal Zone. Application filed June 4, 2013. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

5. **Owner/Applicant:** Madji Abdulqader
File No.: PLN2014-00007
Location: San Ramon Avenue in Moss Beach
Assessor's Parcel No.: 037-285-190

Consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 2,550 sq. ft. new two-story, single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 6,933 sq. ft. non-conforming legal parcel, located at San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal. This project is appealable to the California Coastal Commission. Application deemed complete on March 11, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

6. **Correspondence and Other Matters**
7. **Consideration of Study Session for Next Meeting**
8. **Director's Report**
9. **Adjournment**
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Agenda items published in the San Mateo County Times on August 16, 2014 and in the Half Moon Bay Review on August 20, 2014.