



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Chris Ranken, 3rd District
Gail Slocum, 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. 1571

**Wednesday, December 11, 2013
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 www.co.sanmateo.ca.us/planning, the staff report and maps will be available on our website one week prior to meeting. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

NEXT MEETING:

The next Planning Commission meeting will be on January 8, 2014.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call:** Commissioners: Dworetzky, Hansson, Ranken, Simonson, Slocum
Staff: Eggemeyer, Fox, Shu
3. **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.
4. **Consideration of the Minutes** of the Planning Commission meeting of November 20, 2013.

REGULAR AGENDA

9:00 a.m.

5. **Applicant:** **Shahram Zomorodi**
File No.: PLN2013-00221
Location: Various, throughout the Bayside
Assessor's Parcel Nos.: Various, throughout the Bayside

Consideration of an amendment to the Subdivision Ordinance, Section 7020.2.c, and certification of a Negative Declaration, to modify the lot dimension requirements by eliminating the minimum and maximum lot depth standards in areas outside of the Coastal Zone. Application filed June 4, 2013. PROJECT PLANNER: Steven Rosen. Telephone: 650/363-1814 or Email: srosen@smcgov.org

9:15 a.m.

6. **Owners:** **San Francisco Water Department, County of San Mateo, Jefferson Elementary School District**
Applicant: **San Francisco Public Utilities Commission**
File No.: PLN2013-00179
Location: Jefferson Elementary School and South Park Plaza Drive in unincorporated Broadmoor
Assessor's Parcel Nos.: 006-111-460, 093-242-010, Public Right-of-Way to the rear of 006-141-090

Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), pursuant to Government Code Section 65402(b), that the County determine whether a part of SFPUC's Regional Groundwater Storage and Recovery Project, which is a component of SFPUC's Water System Improvement Program, conforms to the County General Plan. Application filed May 10, 2013. PROJECT PLANNER: Steven Rosen. Telephone: 650/363-1814 or Email: srosen@smcgov.org

9:30 a.m.

- 7. **Owners:** Republic Services/Bob Lemos
- Applicant:** Questa Engineering/Syd Temple
- File No.:** PLN2013-00109
- Location:** 12320 Highway 92, Half Moon Bay
- Assessor's Parcel Nos.:** 056-360-040, 056-360-330

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to permit the stabilization and restoration of an approximately 1,700 linear foot section of Corinda de los Trancos Creek in the unincorporated Half Moon Bay area of San Mateo County. This project is appealable to the California Coastal Commission. This item is continued from the September 25, 2013 meeting. Application filed April 1, 2013. SENIOR PLANNER: Mike Schaller. Telephone: 650/363-1849 or Email: mschaller@smcgov.org

9:45 a.m.

- 8. **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 recommendation to the Board of Supervisors requiring a non-conforming use be removed or converted to a permitted use. This item is continued from the November 20, 2013 meeting SENIOR PLANNER: Mike Schaller. Telephone: 650/363-1849 or Email: mschaller@smcgov.org

1:30 p.m.

- 9. **Owner:** Stillheart Institute
- Applicant:** Stillpath Recovery Center, LLC
- File No.:** PLN2006-00181
- Location:** 16350 Skyline Boulevard in unincorporated Woodside
- Assessor's Parcel No.:** 072-331-010

Consideration of a Use Permit Amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow a change in use for the Stillheart Retreat Facility, from an educational/meditation retreat center to a non-medical residential treatment center. The project is located at 16350 Skyline Boulevard, in the unincorporated Woodside area of San Mateo County. This project is appealable to the California Coastal Commission. This item is continued from the October 23, 2013 meeting. Application filed July 29, 2013. SENIOR PLANNER: Mike Schaller. Telephone: 650/363-1849 or Email: mschaller@smcgov.org

- 10. **Correspondence and Other Matters**
- 11. **Consideration of Study Session for Next Meeting**
- 12. **Director's Report**
- 13. **Adjournment**

Upon the completion of Item 8, the Commission will attend a Holiday luncheon at Milagros Restaurant, 1099 Middlefield Road, Redwood City, CA 94063. The public is invited to attend; please contact Heather Hardy no later than December 4, 2013 at hhardy@smcgov.org to RSVP and make arrangements for payment.