



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. 1589

Wednesday, December 17, 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 January 14, 2015.

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 December 10, 2014.

CONSENT AGENDA

9:00 a.m.

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

- 1. **Applicant:** County of San Mateo Planning and Building Department
 File No.: PLN2014-00304
 Location: Countywide (unincorporated communities)

Consideration of a text amendment to the San Mateo County Zoning Regulations, adding definitions of "transitional housing," "supportive housing," and "target population" consistent with California Government Code Section 65582, and stating that transitional and supportive housing are residential uses subject to no additional permitting or other requirements or conditions beyond those applicable to other residential uses of the same type in the same zoning district. Please direct any questions to Project Planner Will Gibson at 650-363-1816 or wgibson@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Shahram Zomorodi
 File No.: PLN2012-00361
 Location: 2099 Sharon Road, West Menlo Park
 Assessor's Parcel No.: 074-091-540

Consideration of a Minor Subdivision and exception to the lot design standards, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 12,902 sq. ft. parcel into two new parcels of 5,123 sq. ft. and 7,325 sq. ft. in size. Application deemed complete November 21, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

- 3. **Owner:** Seahawk Ranch Corporation
Applicant: Core Development Services for Verizon Wireless
 File No.: PLN2014-00143
 Location: 1 Meyn Road, west of Highway 1, approx. 3 miles south of Half Moon Bay
 Assessor's Parcel No.: 066-310-220

Consideration of a Use Permit, a Coastal Development Permit, and a Planned Agricultural District Permit, pursuant to Sections 6500 and 6512, 6328 and 6350 of the County Zoning Regulations, respectively, and Architectural Review, pursuant to County Streets and Highways Code, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to allow a new telecommunications facility consisting of the installation of three antennas mounted onto an existing 149.3-foot high transmission tower. The project is appealable to the California Coastal Commission. Application deemed complete June 13, 2014. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

4. **Owner:** 25 Estrada Palomar Park LLC, c/o Vladimir Rivkin
Applicant: John Matthews Architects
 File No.: PLN2013-00376
 Location: 25 Estrada Place, Palomar Park
 Assessor's Parcel No.: 051-022-420

Consideration of Design Review and Grading Permit, pursuant to Section 6565.3 of the San Mateo County Zoning Regulations and Section 8602 of the County Ordinance Code, to allow construction of a new 4,783 sq. ft. single-family residence with an attached 465 sq. ft. garage, grading in the amount of 1,560 cubic yards, and removal of six trees on a 20,001 sq. ft. parcel. Application deemed complete August 29, 2014. Please direct any questions to Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

5. **Owner/Applicant:** TDR Properties
 File No.: PLN2014-00122
 Location: Sonora Avenue, El Granada
 Assessor's Parcel No.: 047-062-170

Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design Review, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,073 sq. ft. single-family residence, plus a 198 sq. ft. attached 1-car garage on a 3,385 sq. ft. legal non-conforming parcel located on Sonora Avenue in the unincorporated El Granada area of San Mateo County. No trees are proposed for removal. The project is not appealable to the California Coastal Commission. Application deemed complete July 25, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

6. **Owner:** Malek Reza
Applicant: Benjamin McGriff, McGriff Architects
 File No.: PLN2014-00133
 Location: 115 West Point Avenue, Princeton
 Assessor's Parcel No.: 047-032-160

Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design Review, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 3,973 sq. ft. 2-story addition that includes a 660 sq. ft. attached 2-car garage, to an existing 1,888 sq. ft. 2-story single-family residence, on an existing 7,000 sq. ft. legal parcel, where 5,000 sq. ft. is the required minimum, including a proposal to remove two (2) trees. The project is appealable to the California Coastal Commission. Application deemed complete June 30, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

7. **Applicant:** County of San Mateo Planning and Building Department
 File No.: PLN2014-00386
 Location: Countywide (unincorporated communities)

Consideration of a General Plan text amendment updating the Housing Element of the County General Plan. The amendment will replace the current 2007-2014 Housing Element with a new Housing Element covering the period from 2014-2022, as required by state law, including a new assessment of the County's existing and projected housing needs, a revised inventory of sites available for housing production, and an amended set of housing policies and programs. Please direct any questions to Project Planner Will Gibson at 650-363-1816 or wjgibson@smcgov.org.

8. **2015 Planning Commission Election for Chair and Vice Chair**

9. **Correspondence and Director's Report**

10. **Consideration of Study Session for Next Meeting**

11. **Adjournment**