



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. 1592

**Wednesday, February 11, 2015
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 February 25, 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 January 28, 2015.

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.

- Owner/Applicant:** Fred Johansen
File No.: PLN2014-00291
Location: 13620 Skyline Boulevard in unincorporated Woodside
Assessor's Parcel No.: 067-060-420

Consideration of an Architectural Review Permit pursuant to the State Streets and Highways Code and a Fence Height Exception, pursuant to Section 6412.2 of the San Mateo County Ordinance Code, for a new six-foot masonry wall and iron gate with electrical operation in the front yard area on a lot developed with an existing single-family house. Application deemed complete December 1, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

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 Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and 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, 5,123 sq. ft. and 7,325 sq. ft. in size. Application deemed complete November 20, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

3. **Owner:** **Dianne Borsini-Burr Trust**
Applicant: **Jawen Hernandez**
File No.: PLN2014-00151
Location: 7th Street, Montara
Assessor's Parcel No.: 036-053-110

Consideration of a Non-Conforming Use Permit, Coastal Development Permit, Design Review Permit and Certificate of Compliance (Type B), pursuant to Sections 6133.3b, 6328.4, 6565.3 of the San Mateo County Zoning Regulations, and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a 797 sq. ft. new 1-story, single-family residence, plus a 357 sq. ft. attached 1-car garage and a 135 sq. ft. rear storage shed, on an existing 3,000 sq. ft. non-conforming parcel, where 50 ft. is the minimum lot width and 5,000 sq. ft. is the minimum lot size. The Non-Conforming Use Permit is required for the development of the parcel as it is less than 35 feet in width and less than 3,500 sq. ft. in size. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete September 4, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

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

Consideration of the certification of an Initial Study/Mitigated Negative Declaration, pursuant to CEQA, a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to sections 6134.6, 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 10,500 sq. ft. legal parcel, including removal of two (2) trees. 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 June 30, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

5. **Correspondence and Other Matters and Director's Report**
6. **Consideration of Study Session for Next Meeting**
7. **Adjournment**
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