



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. 1598

**Wednesday, May 27, 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

Janneth Lujan
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: jlujan@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.

For further information on any item listed below, please contact the Project Planner indicated.

NEXT MEETING:

The next Planning Commission meeting will be on June 10, 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 May 13, 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.

- 1. **Owner:** Sara and Nawab Kahn
- Applicant:** Macksoud Khan
- File No.: PLN2015-00005
- Location: 2535 Woodland Place, Emerald Lake Hills
- Assessor’s Parcel No.: 068-052-160

Consideration of a Non-Conforming Use Permit, Design Review Permit, and Grading Permit, pursuant to Zoning Regulations Sections 6133.3b (1) (b) and 6565.7 and Section 8602 of the County Ordinance Code, respectively, to allow construction of a new 1,380 sq. ft. single-family residence with a detached 394 sq. ft. garage on a legal, non-conforming 7,268 sq. ft. parcel. Application deemed complete March 23, 2015. Please direct any questions to Project Planner Erica Adams at: 650-363-1828 or eadams@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

2. **Applicant/Owner:** **Gerver Hernandez**
 Appellant: Stephen Wood
 File No.: PLN2014-00464
 Location: 462 6th Avenue, North Fair Oaks
 Assessor's Parcel No.: 060-073-340

Consideration of an appeal of a decision by the Community Development Director to approve a Tree Removal Permit, pursuant to Section 12,000 of the San Mateo County Ordinance Code, to remove two redwood trees. Application deemed complete March 3, 2015. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

3. **Applicant/Owner:** **Philomena LLC**
 File No.: PLN2014-00352
 Location: Magellan Avenue, Miramar
 Assessor's Parcel No.: 048-013-090

Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,709 sq. ft. new three-story single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 4,396 sq. ft. non-conforming legal parcel. The Non-Conforming Use Permit is required to allow the development of an unimproved non-conforming legal parcel that is less than 5,000 sq. ft., where the minimum parcel size is 10,000 sq. ft. No trees are proposed for removal. The project is located in the Special Flood Hazard Area (Zone VE) and is appealable to the California Coastal Commission. Application deemed complete February 24, 2015. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

4. **STUDY SESSION: VACATION HOME RENTAL REGULATIONS**
 Presented by: County of San Mateo Office of the County Counsel
 County of San Mateo Department of Planning & Building
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5. **Correspondence and Other Matters**
6. **Consideration of Study Session for Next Meeting**
7. **Director's Report**
8. **Adjournment**

Agenda items were published in the [San Mateo County Times](#) on May 16, 2015 and in the [Half Moon Bay Review](#) on May 13, 2015.