



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. 1608

Wednesday, January 13, 2016
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 January 27, 2016.

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 meetings of October 14, 2015, November 4, 2015, and December 9, 2015.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** Pacific Excel 2, LLC
Applicant: Jeff Chase
 Appellant: Judy Horst
 File No.: PLN 2015-00131
 Location: 671 Menlo Oaks Drive, Menlo Oaks
 Assessor’s Parcel No.: 062-140-390

Consideration of an appeal of the Community Development Director’s decision to approve a Heritage Tree Removal Permit to remove a 49-inch d.b.h. (diameter at breast height), Valley Oak tree, pursuant to Section 11,051 of the San Mateo County Ordinance Code. Application deemed complete May 12, 2015. Please direct any questions to Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

2. **Owner/Applicant:** Jeffrey Hunt Stoddard Trust
 File No.: PLN 2014-00459
 Location: 24707 Highway 9, La Honda
 Assessor’s Parcel No.: 085-170-010

Consideration of (1) General Plan Map Amendment changing the land use designation of one parcel from Open Space to Timber Production and (2) Zoning Map Amendment to rezone same parcel from Resource Management (RM) to Timberland Preserve Zone (TPZ). Continued from the May 13, 2015 Planning Commission meeting. Application deemed complete December 24, 2014. Please direct any questions to Senior Planner Melissa Ross at 650-599-1559 or mross@smcgov.org.

3. **Owner:** **Rahim Amidi, A&G, LLC**
Applicant: **Hamid Rafiei, A&G, LLC**
File No.: PLN 2015-00297
Location: 8150 Cabrillo Highway, Montara
Assessor's Parcel Nos.: 036-046-050, -310, -380, -390, and -400 (0.73-acre total)

Consideration of a Use Permit Amendment and Design Review Permit, pursuant to Sections 6267 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to legalize unpermitted construction and use of two patios at a 189-seat restaurant. The Coastal Development Permit for this project will be reviewed separately under the jurisdiction of the California Coastal Commission. Continued from the November 4, 2015 Planning Commission meeting. Application deemed complete August 20, 2015. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

4. **2016 Planning Commission Election for Chair and Vice Chair**
5. **Correspondence and Other Matters**
6. **Consideration of Study Session for Next Meeting**
7. **Director's Report**
8. **Adjournment**
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