



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. 1614

Wednesday, May 11 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 materials 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 May 25, 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 April 27, 2016.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** Steve Conran
Applicant: James Boyle
 File No.: PLN2015-00377
 Location: Avenue Portola, El Granada
 Assessor’s Parcel No.: 047-233-350

Consideration of a Coastal Development Permit, Design Review, and Certificate of Compliance (CoC) Type B, pursuant to Sections 6328.4, and 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 new 2,442 sq. ft. triplex, on an existing 6,287 sq. ft. parcel, located on Avenue Portola in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete November 24, 2015. Please direct any questions to Senior Planner Dave Holbrook at 650/363-1837 or dholbrook@smcgov.org .

2. **Owner:** City of Pacifica, California Coastal Conservancy and North Coast County Water District
Applicant: San Mateo County Parks Department and Pacifica Land Trust
 File No.: PLN 2015-00568
 Location: Pedro Point Headlands, Pacifica
 Assessor’s Parcel Nos.: 023-730-020, 040,210,220; 023-740-020

Consideration of a Coastal Development Permit and a Resource Management-Coastal Zone Development Permit, pursuant to Sections 6328.4 and 6903 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600.1 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, for the restoration of eroded areas and construction/improvement of hiking trails within the Pedro Point Headlands Public Lands. This project is appealable to the California Coastal Commission. Application deemed complete January 7, 2016. Please direct any questions to Senior Planner Mike Schaller at 650/363-1849 or mschaller@smcgov.org .

3. **Owner:** John and Kimberly Ohlund
Applicant: Mark Percy of Mark Percy Architecture
File No.: PLN 2015-00304
Location: 14442 Skyline Boulevard, unincorporated Woodside
Assessor's Parcel No.: 067-191-170

Consideration of the certification of an Initial Study and Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management Permit, pursuant to Section 6315 of the County Zoning Regulations, an Architectural Review Permit, pursuant to the State of California Streets and Highways Code, a Non-Conforming Use Permit, pursuant to Section 6137 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the County Ordinance Code, to construct a new 5,700 sq. ft. single-family residence and to legalize 926 sq. ft. of living space located over an existing detached garage as a second dwelling unit. Application deemed complete February 15, 2016. Please direct any questions to Project Planner Angela Chavez at 650/599-7217 or achavez@smcgov.org.

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