



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. 1588

**Wednesday, December 10, 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. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

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

NEXT MEETING:

The next Planning Commission meeting will be on December 17, 2014.

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 November 12, 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. **Owner:** County of San Mateo
Applicant: Coastside County Water District
File No.: PLN2014-00337
Location: Miramar Drive, Miramar
Assessor’s Parcel No.: Public R-O-W

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow the installation of 190 linear feet of 6-inch iron water pipe. Application deemed complete November 20, 2014. Please direct any questions to Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

2. **Owner:** Adel Shapiro, c/o Eli Sigal
Applicant: Fred Strathdee
 File No.: PLN2013-00394
 Location: Isabella Road, El Granada
 Assessor's Parcel No.: 047-172-110

Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (Type B), pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, Section 8602 of the County Ordinance Code and Section 7134.2 of the San Mateo County Subdivision Regulations, to allow construction of a new 2,575 sq. ft., four-level single-family residence, plus an attached 404 sq. ft. two-car garage, involving 1,110 cubic yards of grading, on an existing 6,100 sq. ft. parcel. Nine significant trees are proposed for removal. This project is appealable to the California Coastal Commission. Application deemed complete July 12, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

3. **Owner/Applicant:** Point Pillar Project Developers, LLC
 File No.: PLN2012-00132
 Location: 280 Capistrano Road, Princeton
 Assessor's Parcel No.: 047-081-390

Consideration of a Coastal Development Permit and Use Permit Amendments, pursuant to Sections 6328.4 and 6500 of the County Zoning Regulations, to allow the construction of a permanent building to replace a seasonal tent used for wedding receptions at the Oceano Hotel. This project is appealable to the California Coastal Commission. Application deemed complete October 6, 2014. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

4. **Applicant:** County of San Mateo Planning & Building Department

INFORMATIONAL ITEM: A briefing on the Comprehensive Transportation Management Plan for the Midcoast including a presentation of the Draft Existing Conditions Report and consideration of draft policy and strategic alternatives in addition to reporting on public outreach and feedback to date. Please direct any questions to Project Planner James Hinkamp at 650-599-1560 or jhinkamp@smcgov.org.

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

Agenda items published in the San Mateo County Times on November 29, 2014 and in the Half Moon Bay Review on December 3, 2014.

After the meeting, the Commission will attend a Holiday luncheon at Donato Enoteca, 1041 Middlefield Road, Redwood City, CA 94063. The public is invited to attend; please contact Heather Hardy no later than December 4, 2014 at hhardy@smcgov.org to RSVP and make arrangements for payment.