



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. 1584

**Wednesday, September 24, 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 reports will be available on our website approximately one week prior to meeting.

NEXT MEETING:

The next Planning Commission meeting will be on October 8, 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. A speaker's slip is required.

Consideration of the Minutes of the Planning Commission meeting of September 10, 2014.

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** **Sandra Harrison**
 File No.: PLN2014-00096
 Location: 1230 Main Street, Montara
 Assessor's Parcel No.: 036-047-020

Consideration of a Non-Conforming Use Permit, Coastal Development Permit and Design review, pursuant to Sections 6133.3b, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,215 sq. ft., 1-story single-family residence, plus a 260 sq. ft. attached 1-car garage on a 3,658 sq. ft. legal non-conforming parcel, including a proposed right side setback of 3 feet where 5 feet is the minimum required and one covered parking space where two covered parking spaces are required. The project is appealable to the California Coastal Commission. Application deemed complete June 2, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

9:30 a.m.

2. **Owners:** **A&G, LLC and State Parks**
Applicant: **Farhad Mortazavi**
 File No.: PLN2006-00494
 Location: La Costanera Restaurant, 8150 Cabrillo Highway, Montara
 Assessor's Parcel Nos.: 036-046-050, 036-046-310, 036-046-380, 036-046-390, 036-046-400, 036-046-410, and 036-321-010

Consideration of a Recirculated Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA); Use Permit Amendment, Design Review Permit, and Planned Agricultural District Permit, pursuant to Sections 6267, 6565.3 and 6353 of the San Mateo County Zoning Regulations, respectively, and a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code to 1) expand the hours of operation to allow brunch and lunch service on Fridays and weekends only (93 seats only) and 2) legalize unpermitted exterior lighting and patios and 3) to allow access, landscaping and drainage improvements involving 246 cubic yards (c.y.) of fill placement and 5 c.y. of excavation, on adjoining parcels owned by the State of California Department of Parks and Recreation for a 21-space, gravel surface parking lot for beach users. The Coastal Development Permit for this project will be reviewed separately under the jurisdiction of the California Coastal Commission. Application deemed complete August 18, 2014. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

10:00 a.m.

- 3. **Owner/Applicant:** **Majdi Abdulqader**
 File No.: PLN2014-00007
 Location: Bernal Street & San Ramon Avenue, Moss Beach
 Assessor's Parcel No.: 037-285-190

Consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 2,550 sq. ft. new two-story, single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 6,933 sq. ft. non-conforming legal parcel. No trees are proposed for removal. This project is appealable to the California Coastal Commission. Application deemed complete on March 11, 2014. This item is continued from the August 27, 2014 meeting. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

10:30 a.m.

- 4. **Owner:** **Laurel Enterprises, Inc**
Applicant: **Sandra Pereznegron/Bay Area Catering and Events**
 File No.: PLN2014-00261
 Location: 3250 Middlefield Rd, North Fair Oaks
 Assessor's Parcel No.: 060-091-260

Consideration of an Off-Street Parking Exception to allow a minimum of 6 on-site parking spaces where 12 spaces are required (with an off-site location to accommodate parking for 15 employee vehicles) in conjunction with a proposal for a commercial catering business to occupy an existing commercial building, with the 1st floor being utilized for all cooking preparation/catering production, and the 2nd floor being restricted for use as a single office, with the remaining as storage area. Application deemed complete on July 31, 2014. This item is continued from the August 27, 2014 meeting. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@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 September 13, 2014 and in the Half Moon Bay Review on September 17, 2014.