



## Planning & Building Department Planning Commission

Vacant, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> 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. 1628**

**Wednesday, April 12, 2017  
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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto: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 \$616.35 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 April 26, 2017.

**AGENDA**

**Pledge of Allegiance**

**Roll Call:** Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez  
 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 March 22, 2017.

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**CONSENT AGENDA**

**9:00 a.m.**

1. **Owner:** Caplan, Robert  
**Applicant:** Real Property Division  
 File No.: PLN2017-00096  
 Location: 790 12th Avenue, North Fair Oaks  
 Assessor's Parcel Nos.: 055-183-150

Consideration of an analysis of General Plan Conformity for a proposed vacation of an unused sewer easement crossing 790 12th Avenue. Application deemed complete March 9, 2017. Contact Project Planner Will Gibson at 650-363-1816 or [wqibson@smcgov.org](mailto:wqibson@smcgov.org).

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**REGULAR AGENDA**

**9:00 a.m.**

2. **Owner:** James and Heather Huddleston  
**Applicant:** Hermann Diederich  
 File No.: PLN2016-00224  
 Location: 103 Harkins Rd., unincorporated Woodside  
 Assessor's Parcel No.: 067-014-080

Consideration of an Architectural Review Permit, pursuant to Sections 154, 227-229.1, 260, and 261 of the California Streets and Highways Code, to allow construction of a freestanding roof for a 440 sq. ft. two-car carport within the front yard of a developed parcel located at 103 Harkins Road in the unincorporated North Skyline area of San Mateo County. Application deemed complete January 31, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or [CJMorales@smcgov.org](mailto:CJMorales@smcgov.org).

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- 3. **Owner/Applicant:** Steve Beardsley  
 File No.: PLN 2015-00383  
 Location: 140 Precita Avenue, Moss Beach  
 Assessor's Parcel No.: 037-285-180

Consideration of a Coastal Development Permit and a Non-Conforming Use Permit, pursuant to 6133.3.b.2 of the Zoning Regulations, to add a new 694 sq. ft. second dwelling unit by converting the attic above an existing 1,000 sq. ft. detached garage located on an existing 12,060 sq. ft. legal non-conforming parcel (where 20,000 sq. ft. is required). The Use Permit is required to allow a second unit to maintain an existing 3-foot side setback where 5 feet is required and a proposed deck resulting in a 7.5 feet rear setback where 20 feet is required. The project is located at 140 Precita Avenue in the Moss Beach area of San Mateo County. (Appeal of the Zoning Hearing Officer's denial of the project). The project is appealable to the California Coastal Commission. Application deemed complete August 15, 2016. Contact Project Planner Dave Holbrook at 650-363-1837 or [dholbrook@smcgov.org](mailto:dholbrook@smcgov.org).

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- 4. **Owner:** Peter and Denise Kelly  
**Applicant:** Pablo Valle  
 File No.: PLN2016-00454  
 Location: 1590 Purisima Creek Road, unincorporated Half Moon Bay  
 Assessor's Parcel Nos.: 082-100-060

Consideration of a Coastal Development Permit, a Planned Agricultural District Permit and a Non-Conforming Use Permit, pursuant to Sections 6328.4, 6353, 6135 and 6137 of the San Mateo County Zoning Regulations, for the construction of an attached garage and a new second story addition to an existing single family residence at 1590 Purisima Creek Road, in the unincorporated Half Moon Bay area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete March 16, 2017. Contact Project Planner Rob Bartoli at 650-363-1857 or [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org).

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