



Planning & Building Department Planning Commission

Vacant, 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. 1630

Wednesday May 10, 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

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 \$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 May 24, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Santacruz, 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 April 26, 2017.

REGULAR AGENDA

9:00 a.m.

1. **Owner/Applicant:** San Mateo County
 File No.: PLN2016-00453
 Location: Coastal Zone, San Mateo County
 Assessor’s Parcel Nos.: Various

Consideration of additional amendments to the San Mateo County Zoning Regulations (Chapter 6- Single Family Residential District, Chapter 8- Multi-Family Residential District, and Chapter 22-General Provisions and Exemptions), and certification of a Mitigated Negative Declaration to add “Short- Term Rentals” as a accessory use in specified locations of the Coastal Zone, subject to a short-term rental permit, in unincorporated Coastal Zone of San Mateo County. Contact Senior Planner Michael Schaller at 650-363-1849 or mschaller@smcgov.org.

2. **Owner/Applicant:** Nick and Christine Schneider
 File No.: PLN2016-00055
 Location: 4028 Jefferson Ave. unincorporated Emerald Lake Hills
 Assessor’s Parcel No.: 068-185-200

Consideration of a Design Review Permit, a Non-Conforming Use Permit, and a Fence Height Exception, pursuant to Sections 6565.3, 6133, and 6412.2 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,454 sq. ft. addition and a major remodel which includes a new second story addition and an attached 400 sq. ft. garage to an existing 1,150 sq. ft. single-family residence with a 280 sq. ft. attached carport, on a non-conforming 7,540 sq. ft. legal parcel. The Non-Conforming Use Permit is required for the new garage to maintain a 3-ft. right side setback (where 7.5 ft. is the minimum). The Fence Height Exception is required to legalize a 6-ft. fence in the front yard where 4-ft. is the maximum height. No significant trees are proposed to be removed. Application deemed complete January 30, 2017. Contact Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

- 3. **Owner/Applicant:** **San Mateo County Parks**
 File No.: PLN2016-00291
 Location: 1195 Columbus St., unincorporated El Granada
 Assessor's Parcel Nos.: 047-340-290, -010, and -020

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to relocate one (1) garden tool storage shed, add two (2) park facility storage buildings, and re-route a trail section, located within the County Quarry Park. This project is appealable to the California Coastal Commission. Application deemed complete January 30, 2017. Contact Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

- 4. **Owner/Applicant:** **Chris Gounalakis**
 File No.: PLN2015-00084
 Location: 185 Verde Road, unincorporated Half Moon Bay
 Assessor's Parcel No.: 066-310-080

Consideration of a Renewal and Amendment of a Planned Agricultural District Permit, and a Coastal Development Permit, pursuant to Sections 6350 and 6328.4, respectively, of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm, approximately 4 miles south of the City of Half Moon Bay. This project is appealable to the California Coastal Commission. Application deemed complete April 11, 2017. Contact Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

- 5. **Appointment of Mario Santacruz, representing District 5 to the Planning Commission**
- 6. **Correspondence and Other Matters**
- 7. **Consideration of Study Session for Next Meeting**
- 8. **Director's Report**
- 9. **Adjournment**

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