



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1662**

**Wednesday April 10, 2019
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. 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 when an appeal is provided by law or regulation. 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 28, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call:

Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham

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 on March 27, 2019.

CONSENT AGENDA

9:00 a.m.

- 1. Owner: Vida Verde Nature Education, Inc.**
Applicant: Sandy Sommer
File Number: PLN2018-00457
Location: 3540 La Honda Road, unincorporated San Gregorio
Assessor's Parcel No.: 081-320-060

Consideration of a Coastal Development Permit, to drill a replacement domestic well. The project is not appealable to the California Coastal Commission. Application deemed complete February 4, 2019. Please direct any questions to Project Planner Angela Chavez at 650/599-7217 or achavez@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. Owner: Horatio Holdings LLC**
Applicant: Fred Herring
File Number: PLN2018-00316
Location: 239 Ferndale Way, Emerald Lake Hills
Assessor's Parcel No.: 057-022-060

Consideration of a Design Review Permit and a Non-Conforming Use Permit, for construction of an exterior remodel and 658 sq. ft. addition (existing but unpermitted) to an existing 1,952 sq. ft. single-family residence with an existing 437 sq. ft. attached carport on a 7,587 sq. ft. parcel. A Non-Conforming Use Permit to legalize the addition, allow 3,047 sq. ft. of total floor area where 2,400 sq. ft. is the maximum allowed by the Residential Hillside Zoning District and a 5' 2" left side yard setback and a 1' 7" right side yard setback where side setback of a minimum of 7.5 feet and a minimum combined side yard setback of 20 feet is the required. No significant trees are proposed to be removed. Application deemed complete November 27, 2018. Please direct any questions to Project Planner Erica Adams at 650/363-1828 or eadams@smcgov.org.

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- 3. Owner/Applicant: County of San Mateo Planning and Building Department**
Location: Countywide, unincorporated
Assessor's Parcel Nos.: Countywide

Informational Item: Briefing on the California Environmental Quality Act. Please direct any questions to Senior Planner Melissa Ross 650/599-1559 or mross@smcgov.org.

4. **Correspondence and Other Matters**
 5. **Consideration of Study Session for Next Meeting**
 6. **Director's Report**
 7. **Commissioner Updates and Questions**
 8. **Adjournment**
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Half Moon Bay Review on April 3, 2019.*