



## Planning & Building Department Planning Commission

Laurie Simonson, 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. 1599**

**Wednesday, July 8, 2015  
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 \$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.

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

**NEXT MEETING:**

The next Planning Commission meeting will be on July 22, 2015.

**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 May 27, 2015.

**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/Applicant:** **John S. Ashworth**  
 File No.: PLN2015-00229  
 Location: Bear Gulch Road west of Skyline Boulevard near Skylonda  
 Assessor’s Parcel No.: 075-340-240

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if acquisition of a privately-owned 5.07-acre parcel for use as open space, natural resource management, habitat preservation, and low-intensity recreation conforms to the County General Plan. Application deemed complete May 28, 2015. Please direct any questions to Project Planner, William Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

2. **Owner/Applicant:** Peninsula Open Space Trust  
 File No.: PLN2015-00230  
 Location: 5711 La Honda Road and adjacent properties, between La Honda and San Gregorio  
 Assessor's Parcel Nos.: 082-130-130, 082-140-010, 082-150-030, 082-150-040, 083-361-040, and 083-361-100

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if proposed acquisition from the Peninsula Open Space Trust of six parcels for use as open space, resource management, habitat preservation, low-intensity recreation, and various agriculture conforms to the County General Plan. Application deemed complete May 28, 2015. Please direct any questions to Project Planner, William Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

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3. **Owner/Applicant:** Los Trancos County Water District  
 File No.: PLN2015-00247  
 Location: Los Trancos Woods  
 Assessor's Parcel Nos.: 080-071-010 and 080-100-060

Consideration of a request by the County's Real Property Services Division to determine if County acquisition of two parcels totaling 1.92 acres from the dissolving Los Trancos County Water District conforms to the County General Plan. Application deemed complete June 11, 2015. Please direct any questions to Project Planner, William Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

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4. **Owner/Applicant:** Los Trancos County Water District  
 File No.: PLN2015-00248  
 Location: Los Trancos Woods  
 Assessor's Parcel No.: 080-060-580

Consideration of a request by the Woodside Fire Protection District to determine if the District's acquisition of a 3.2-acre parcel from the dissolving Los Trancos County Water District conforms to the County General Plan. Application deemed complete June 11, 2015. Please direct any questions to Project Planner, William Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA**  
**9:00 a.m.**

5. **Owner:** Nihal Denari  
**Applicant:** Gregory Denari  
 File No.: PLN2014-00311  
 Location: 638 18<sup>th</sup> Avenue, North Fair Oaks  
 Assessor's Parcel No.: 060-144-150

Consideration of a Non-Conforming Use Permit, pursuant to the San Mateo County Zoning Regulations Section 6137, to: (1) legalize a bedroom addition with a 4'8" side yard setback where a minimum 5' setback is required at the rear of a legal non-conforming single-family residence; (2) allow a one-car garage to remain where two covered parking spaces are required; and (3) legalize an illegally constructed detached accessory structure located 10" and 1' 6" from rear and side property lines, respectively, where minimum 3' setbacks are required. Application deemed complete September 19, 2014. Please direct any questions to Senior Planner, Dave Holbrook at 650-363-1837 or [dholbrook@smcgov.org](mailto:dholbrook@smcgov.org).

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6. **Owner:** Beth Keegstra  
**Applicant:** Edward Love  
 File No.: PLN2015-00024  
 Location: 420 3<sup>rd</sup> Avenue, Miramar  
 Assessor's Parcel No.: 048-037-050

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a 764 sq. ft. second floor and 132 sq. ft. loft addition to an existing 1,792 sq. ft. one-story single-family residence. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Application deemed complete March 25, 2015. Please direct any questions to Project Planner, Dennis Aguirre at 650-363-1867 or [daquirre@smcgov.org](mailto:daquirre@smcgov.org).

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7. **Owner/Applicant:** Jessica Koehne  
 Appellant: Tom Uridel  
 File No.: PLN2015-00072  
 Location: 1090 Los Trancos Road, Los Trancos Woods  
 Assessor's Parcel No.: 080-082-070

Consideration of an appeal of a decision by the Community Development Director to approve a Tree Removal Permit, pursuant to Section 12000 of the San Mateo County Ordinance Code, to remove one black oak tree. Application deemed complete April 10, 2015. Please direct any questions to Project Planner, Bryan Albini at 650-363-1807 or [balbini@smcgov.org](mailto:balbini@smcgov.org).

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8. **Owner:** San Mateo County  
**Applicant:** San Mateo County Department of Public Works  
 File No.: PLN2015-00204  
 Location: Butano Creek at Pescadero Creek Road, adjacent to the Cal-Fire, Pescadero Fire Station  
 Assessor's Parcel Nos.: Public R-O-W, 086-090-010 and 086-230-030

Consideration of a Coastal Development Permit for the removal of sediment from a 100-foot section of Butano Creek at the Pescadero Creek Road Bridge. The project is appealable to the California Coastal Commission. Application deemed complete May 13, 2015. Please direct any questions to Senior Planner, Mike Schaller at 650-363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

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9. **Correspondence and Other Matters**  
 10. **Consideration of Study Session for Next Meeting**  
 11. **Director's Report**  
 12. **Adjournment**

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Agenda items were published in the [San Mateo County Times](#) on June 27, 2015 and in the [Half Moon Bay Review](#) on June 24, 2015.