



## 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. 1606**

**Wednesday, November 4, 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 December 2, 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 October 28, 2015.

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**CONSENT AGENDA**

**9:00 a.m.**

- 1. **Owner:** Gilmartin William J JR TR  
**Applicant:** San Mateo County Real Property  
File No.: PLN 2015-00476  
Location: 175 Glen Aulin Lane, unincorporated Burlingame  
Assessor’s Parcel Nos.: 027-241-210

Consideration of a General Plan Conformity analysis for the County’s vacation of an unused 10’ sewer easement on private property. Application deemed complete October 20, 2015. Please direct any questions to Project Planner Will Gibson at 650-363-1816 or [wgibson@smcgov.org](mailto:wgibson@smcgov.org)

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**REGULAR AGENDA**

**9:00 a.m.**

- 2. **Owner:** Rahim Amidi, A&G, LLC  
**Applicant:** Hamid Rafiei, A&G, LLC  
File No.: PLN 2015-00297  
Location: 8150 Cabrillo Highway, Montara  
Assessor’s Parcel Nos.: 036-046-050, -310, -380, -390, and -400 (0.73-acre total)

Consideration of a Use Permit Amendment and Design Review Permit, pursuant to Sections 6267 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to legalize unpermitted construction

and use of two patios at a 189-seat restaurant. The Coastal Development Permit for this project will be reviewed separately under the jurisdiction of the California Coastal Commission. Application deemed complete August 20, 2015. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or [cleung@smcgov.org](mailto:cleung@smcgov.org) .

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3. **Owner/Applicant:** **Louie & Judith Figone**  
File No.: PLN2000-00045  
Location: 21 Purisima Way, unincorporated Half Moon Bay  
Assessor's Parcel Nos.: 047-340-270

Consideration of (1) a renewal and amendment to the Coastal Development Permit, Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the San Mateo County Zoning Regulations, and Farm Labor Housing Permit to allow construction of two additional housing units where eight units were approved and constructed, and (2) certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. The project is appealable to the California Coastal Commission. Application deemed complete August 4, 2015. Please direct any questions to Project Planner Rob Bartoli at 650-363-1857 or [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org).

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4. **INFORMATIONAL ITEM: Comprehensive Transportation Management Plan**  
Presented by: County of San Mateo Department of Planning & Building

Status update on the Comprehensive Transportation Management Plan ("Connect the Coastside")

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