



Planning & Building Department Planning Commission

Laurie Simonson, 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. 1607

**Wednesday, December 9, 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

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 \$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 January 13, 2016.

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 14, October 28, 2015, and November 4, 2015.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** San Mateo County
- Applicant:** San Mateo County Department of Public Works (Airport Division)
- File No.: PLN 2015-00312
- Location: Half Moon Bay Airport
- Assessor’s Parcel No.: 037-292-030

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, for various improvements at the Half Moon Bay Airport. This project is appealable to the California Coastal Commission. Application deemed complete July 30, 2015. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner/Applicant:** Robert Sage
- File No.: PLN2015-00205
- Location: 584 Kanoff Avenue, Montara
- Assessor’s Parcel No.: 036-065-070

Consideration of a Non-Conforming Use Permit, Design Review Permit, and Coastal Development Permit, pursuant to Sections 6137, 6565.3, and 6328.4 of the San Mateo County Zoning Regulations, respectively, for the construction of a 417 sq. ft. second floor addition and 168 sq. ft. rear deck and stair

addition to an existing 1,286 sq. ft., one-story single-family residence, where the project encroaches a 0.24-inch into the minimum 5-foot left yard setback, located on an existing, non-conforming 4,900 sq. ft. legal parcel at 584 Kanoff Avenue, in the unincorporated Montara area of San Mateo County. The project is not appealable to the California Coastal Commission. Application deemed complete August 13, 2015. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

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- 3. **Owner:** Gary Jaeger
 - Applicant:** Mark Schirmer
 - File No.: PLN2015-00021
 - Location: Kelmore Street, Moss Beach
 - Assessor's Parcel No.: 037-145-020

Consideration of a Coastal Development Permit, Design Review, Grading Permit, and Certificate of Compliance (Type B), pursuant to Sections 6328.4, and 6565.3 of the San Mateo County Zoning Regulations, Section 8602 of the San Mateo County Ordinance Code and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to allow construction of a new 3,736 sq. ft., single family residence, plus a detached 421 sq. ft. two-car garage, including 565 cubic yards of grading, on an existing 10,000 sq. ft. parcel. One (1) significant tree is proposed for removal. This project is appealable to the California Coastal Commission. Application deemed complete September 4, 2015. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

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- 4. **Owner:** Kristina Atendido
 - Applicant:** Arnoldo Hernandez
 - File No.: PLN 2015-00106
 - Location: 451 3rd Avenue, North Fair Oaks
 - Assessor's Parcel No.: 060-056-230

Consideration of an Off-Street Parking Exception, pursuant to Section 6120 of the San Mateo County Zoning Regulations (Parking Exceptions), to allow two tandem parking spaces within a covered garage (Appeal of the denial by the Community Development Director). Application deemed complete June 1, 2015. Please direct any questions to Project Planner Tiare Pena at 650-363-1850 or tpena@smcgov.org.

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- 5. **Owner:** Cory Vian and Toni Vian
 - Applicant:** California Water Service Company
 - File No.: PLN2014-00076
 - Location: Easement adjacent to Loma Court in the rear of 24 Loma Drive, Palomar Park
 - Assessor's Parcel No.: 051-472-080

Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the California Water Service Company to construct a 20,000-gallon steel water storage tank, 18.5 feet tall, to replace two 15,000-gallon redwood water tanks, demolished in 2008, and improvement of a parking area adjacent to Loma Court. Application deemed complete January 22, 2015. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

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

Published in the San Mateo County Times on November 28, 2015 and Half Moon Bay Review on November 25, 2015

After the meeting, the Commission will attend a Holiday luncheon at Milagros Restaurant, 1041 Middlefield Road, Redwood City, CA 94063. The public is invited to attend; please contact Janneth Lujan no later than December 4, 2015 at jlujan@smcgov.org to RSVP and make arrangements for payment.