



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. 1609

Wednesday, February 10, 2016
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 February 24, 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 meetings of January 13, 2016.

CONSENT AGENDA

9:00 a.m.

1. **Owner:** Judith Wilson Trust et al
Applicant: Midpeninsula Regional Open Space District
 File No.: PLN2015-00569
 Location: 4150 Sears Ranch Rd, La Honda
 Assessor’s Parcel No.: 083-361-080, 083-361-110 and 078-290-050

Consideration of a General Plan Conformity determination request from Midpeninsula Regional Open Space District for MROSD’s prospective purchase from the Cunha Trust of APNs 083-361-080, 083-361-110 and 078-290-050, approximately 30 acres located near unincorporated La Honda. Application deemed complete December 26, 2015. Please direct any questions to Project Planner Will Gibson at 650-363-1816 or wjgibson@smcgov.org.

REGULAR AGENDA

9:00 a.m.

2. **Owner:** Henry Stern Family, LLP
Applicant: Chris Parlette
 File No.: PLN 2015-00236
 Location: 13040 Skyline Boulevard, unincorporated Woodside
 Assessor’s Parcel No.: 067-230-030

Consideration of the Certification of an Initial Study and a Mitigated Negative Declaration, subject to the California Environmental Quality Act, a Resource Management District Permit, an Architectural Review, and a Grading Permit, to construct a new 3,568 sq. ft. single-family residence with a new septic system and leach field, a new underground 10,000 gallon propane tank, on-site guest parking, a new fire truck turnout, new retaining walls ranging from 4 - 8 feet in height, 4,500 sq. ft. of outdoor patio, and a total of 3,023 cubic yards of grading. Eight trees are proposed for removal. The project site is located midway between Cypress Ridge Road and Phleger Road on Skyline Boulevard, in the unincorporated Woodside area of San Mateo County. Application deemed complete August 5, 2015. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

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

Published in the San Mateo County Times on January 30, 2016.