



Planning & Building Department Planning Commission

Vacant, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 4th District
Mario Santacruz, 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. 1636

**Wednesday August 9, 2017
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

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 \$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 August 23, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Santacruz, Hansson, Ramirez, Kersteen-Tucker
 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 July 26, 2017.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner/Applicant:** **Kayleen Michelle Pashel**
 File No.: PLN2017-00055
 Location: Ave. Portola, El Granada
 Assessor’s Parcel No.: 047-144-370

Consideration of a Design Review Permit, pursuant to Section 6565.3 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of Division VII (Building Regulations) of the San Mateo County Ordinance Code, to allow construction of a new 2,268 sq. ft., 3-story single-family residence, plus a 668 sq. ft. attached garage, located on a 7,335 sq. ft. legal parcel. The project includes removal of nine (9) significant trees and involves 1,980 cubic yards (c.y.) of excavation and 160 c.y. of fill. Application deemed complete May 10, 2017. Contact Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner:** **Julia Paige and Dan Spangler**
Applicant: **Mark Reilly**
 File No.: PLN2016-00317
 Location: 146 La Grande Avenue, Moss Beach
 Assessor’s Parcel No.: 037-258-260

Consideration of a Coastal Development Permit (CDP) and a Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the County Zoning Regulations, respectively to allow construction of a new 4,742 sq. ft. two-story single-family residence, plus a 651 sq. ft. attached garage, on a legal 10,548 sq. ft. parcel. No significant trees are proposed for removal and only minimal grading is involved. The project is appealable to the California Coastal Commission. Application deemed complete July 29, 2017. Contact Project Planner Dennis Aguirre at 650-363-1867 or daguirre@smcgov.org.

3. **Owner:** Pitcher Properties, LLC
Applicant: Waterways Consulting, Inc.
 File No.: PLN2015-00486
 Location: 1451 Lobitos Creek Cut-Off, Unincorporated Half Moon Bay
 Assessor's Parcel No.: 066-320-060

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations and a Grading Permit, pursuant to Section 9287 of the County Grading Ordinance, and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act, to allow for the stabilization and restoration of an unnamed tributary channel of Tunitas Creek. This project is appealable to the California Coastal Commission. Application deemed complete January 3, 2017. Contact Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org.

4. **Owner:** Anthony and Johnny Zanette
Applicant: Synapse School
 File No.: PLN2014-00295
 Location: 3375, 3355, 3345, 3425 Edison Way, North Fair Oaks
 Assessor's Parcel Nos.: 060-042-260 and 060-042-240

Consideration of a Non-Conforming Use Permit, pursuant to Section 6137 of the San Mateo County Zoning Regulations, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), to expand the existing Synapse School facility. The Non-Conforming Use Permit includes the request for an off-street parking exception to reduce the number of required on-site parking spaces from 144 spaces to 128 spaces. Application deemed complete February 17, 2017. Contact Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

5. **Appointment of Kumkum Gupta, representing District 1 to the Planning Commission**
 6. **Correspondence and Other Matters**
 7. **Consideration of Study Session for Next Meeting**
 8. **Director's Report**
 9. **Adjournment**
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