



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. 1583

Wednesday, September 10, 2014
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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 approximately one week prior to meeting.

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. A speaker's slip is required.

Consideration of the Minutes of the Planning Commission meeting of August 27, 2014.

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

1. **Owner/Applicant:** Midpeninsula Regional Open Space District
File No.: PLN2014-00046
Location: 5755 Alpine Road in unincorporated Woodside
Assessor's Parcel No.: 080-380-030

Consideration of a Resource Management Permit, pursuant to Section 6313 of the San Mateo County Zoning Regulations, and a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, for the construction of improvements to an existing driveway and the installation of two water storage tanks, to meet County Fire Authority requirements for serving an existing single family residence on the property. Application filed February 5, 2014. Please direct any questions to Senior Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org.

9:30 a.m.

2. **Owner/Applicant:** Cypress Group Development, LLC
File No.: PLN2014-00126
Location: Coronado Street & Avenue Portola in unincorporated El Granada
Assessor's Parcel No.: 047-206-230

Consideration of a Coastal Development Permit, Design Review Permit & Grading Permit, pursuant to Sections 6328.4 and 6565.3, respectively, of the San Mateo County Zoning Regulations and Section 8602.1 of the San Mateo County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, to construct a three-story, 12-unit residential apartment complex. The project site is located at the southwest corner of Coronado Street and Avenue Portola in the unincorporated El Granada area. This project is not appealable to the California Coastal Commission. Application deemed complete May 15, 2014. Please direct any questions to Senior Planner Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

10:00 a.m.

3. **Owner/Applicant:** Coastside County Water District
File No.: PLN2014-00142
Location: Denniston Reservoir
Assessor's Parcel Nos.: 037-320-150, 037-320-330, and 037-320-340

Consideration of a Coastal Development Permit and certification of a Mitigated Negative Declaration to allow Coastside County Water District to dredge up to 450 cubic yards of sediment annually from the area around the Denniston Reservoir water supply intake pipes and to hand clear vegetation from Denniston Creek upstream from the reservoir to protect water quality. The subject property is located approximately 0.5 miles east of Cabrillo Highway near Half Moon Bay Airport. Application deemed complete May 28, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

10:30 a.m.

4. **Owner/Applicant:** **Majdi Abdulqader**
File No.: PLN2014-00007
Location: Bernal Street & San Ramon Avenue in unincorporated Moss Beach
Assessor's Parcel No.: 037-285-190

Consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 2,550 sq. ft. new two-story, single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 6,933 sq. ft. non-conforming legal parcel, located at San Ramon Avenue, in the unincorporated Moss Beach area of San Mateo County. No trees are proposed for removal. This project is appealable to the California Coastal Commission. Application deemed complete on March 11, 2014. This item is continued from the August 27, 2014 Meeting. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

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