



## Planning & Building Department Planning Commission

Vacant, 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. 1627**

**Wednesday, March 22, 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 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 \$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 April 12, 2017.

**AGENDA**

**Pledge of Allegiance**

**Roll Call:** Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez  
 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 February 8, 2017.

**CONSENT AGENDA**

**9:00 a.m.**

1. **Owner:** Frances K Conley Trust  
**Applicant:** Midpeninsula Regional Open Space District  
 File No.: PLN2017-00030  
 Location: Intersection of Shingle Mill Road and Highway 9, South Skyline  
 Assessor’s Parcel Nos.: 085-170-020, 085-170-290, 085-170-310

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if acquisition of a privately-owned 191-acres parcel (APN 085-170-020, 085-170-290, and 085-170-310) located near the intersection of Shingle Mill Road and Highway 9, for use as open space, natural resource management, habitat preservation, and low intensity recreation conforms to the County General Plan. Application deemed complete February 8, 2017. Contact Project Planner James Castañeda at 650/363/1853 or [jcastaneda@smcgov.org](mailto:jcastaneda@smcgov.org).

**REGULAR AGENDA**

**9:00 a.m.**

2. **Owner:** Frank Vella/Steve Semprevivo  
**Applicant:** Edward Love  
 File No.: PLN 2015-00152  
 Location: 3<sup>rd</sup> Avenue, Miramar  
 Assessor’s Parcel No.: 048-042-280

Consideration of the certification of a Revised Initial Study/Mitigated Negative Declaration, re-circulated on January 31, 2017, pursuant to the California Environmental Quality Act (CEQA), a Coastal Development Permit, and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission. This item is continued from the May 25, 2016 Planning Commission meeting. Application deemed complete April 29, 2016. Contact Project Planner Dennis Aguirre at 650/363/1867 or [daquirre@smcgov.org](mailto:daquirre@smcgov.org).

- 3. **Owner:** Godfrey Watson  
**Applicant:** David Hirzel  
 File No.: PLN2015-00400  
 Location: 171 2nd Street, Montara  
 Assessor’s Parcel Nos.: 036-042-210, 036-042-130

Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, and Merger, pursuant to Section 7010 of the Subdivision Regulations, to allow construction of an 819 sq. ft. two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two legal 5,000 sq. ft. parcels. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. One (1) Cypress tree is proposed for removal. The CDP is appealable to the California Coastal Commission. Application deemed complete December 12, 2016. Contact Project Planner Ruemel Panglao at 650/363/4582 or [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org).

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- 4. **Owners:** Collete Gamble and Joseph Connolly  
**Applicant:** Smiling Dogs  
 File No.: PLN2013-00481  
 Location: 515 Stage Road, Pescadero  
 Assessor’s Parcel No.: 086-241-050

Consideration of a Coastal Development Permit, Planned Agricultural Permit, and Kennel Permit, pursuant to Sections 6328, 6350 of the County Zoning Regulations and Section 6.20.010 of the County Ordinance Code, respectively, to allow a dog hiking service located at 515 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission. Application deemed complete December 15, 2016. Contact Senior Planner Melissa Ross at 650/599/1559 or [mross@smcgov.org](mailto:mross@smcgov.org).

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- 5. **Owner/Applicant:** San Mateo County Planning and Building Department  
 File No.: PLN 2016-00453  
 Location: All portions of San Mateo County that are within the officially designated “Coastal Zone” and that are zoned for Single-Family and Multi-Family residential use.  
 Assessor’s Parcel Nos.: Various

Consideration of amendments to the San Mateo County Zoning Regulations (Chapter 6 – Single Family Residential District, Chapter 8 – Multi-Family Residential District, and Chapter 22 – General Provisions and Exceptions), an amendment to the San Mateo County Local Coastal Program (Chapter 11 – Recreation/Visitor-Serving Facilities Component) and certification of a Mitigated Negative Declaration to add “Short-Term Rentals” as an accessory use in specified locations of the Coastal Zone, subject to a short-term rental permit, in the unincorporated Coastal Zone of San Mateo County. This project is appealable to the California Coastal Commission. Contact Senior Planner Michael Schaller at 650/363/1849 or [mschaller@smcgov.org](mailto:mschaller@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**