



Planning & Building Department Planning Commission

Kumkum Gupta 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. 1643

**Wednesday December 13, 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. 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 January 10, 2018.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, 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 November 29, 2017.

CONSENT AGENDA

9:00 a.m.

1. **Owner/Applicant:** John and Michelle Denegri
 File No.: PLN2017-000148
 Location: 743 Vista Drive, Emerald Lake Hills
 Assessor’s Parcel No.: 057-301-890

Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6412.2 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 883 sq. ft. addition and a major remodel which includes a new entry and second story addition to 1,995 sq. ft. single-family residence, 1,595 sq. ft. with a 400 sq. ft. attached garage, on a non-conforming 8,138 sq. ft., legal parcel. The Non-Conforming Use Permit is required to allow 2,813 sq. ft., 34.5% where 30% is the maximum allowed in the Residential Hillside Zoning District. One significant tree is proposed to be removed. Application deemed complete April 13, 2017. Contact Project Planner Erica Adams at 650/363-1828 or eadams@smcgov.org.

2. **Applicant:** Walt Wyckoff
 File No.: PLN2016-00491
 Location: Cedar Street, Montara
 Assessor’s Parcel Nos.: 036-104-530 to 036-104-440

Consideration of a Coastal Development Permit and Grading Permit for roadway infrastructure improvements on Cedar Street (from 1300 to 1398 Cedar Street) in the unincorporated Montara area of San Mateo County. The project involves 670 cubic yards (c.y.) (335 c.y. of cut and 335 c.y. of fill) of grading. This project is appealable to the California Coastal Commission. Application deemed complete September 20, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

REGULAR AGENDA

9:00 a.m.

3. **Owner:** Various
Applicant: Planning and Building Department
 File No.: PLN2017-00077
 Location: Various
 Assessor’s Parcel Nos.: Various

Consideration of a zoning text amendment, to Chapter 26 of the Zoning Regulations, MH (Mobilehome Park) District, adding a uniform 28-foot height limit for all structures in mobilehome parks in the County's Coastal Zone, and establishing that said height shall be measured from the lower of finished or natural grade. Application deemed complete October 25, 2017. Contact Project Planner Will Gibson at 650/363-1816 or wgibson@smcgov.org.

4. **Correspondence and Other Matters**
 5. **Consideration of Study Session for Next Meeting**
 6. **Director's Report**
 7. **Adjournment**
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Published in the San Mateo County Times on December 2, 2017 and the Half Moon Bay Review on December 6, 2017.

After the meeting, the Commission will attend a Holiday breakfast at Alana's Café, 1020 Main Street at Middlefield Road, Redwood City, CA 94063. The public is invited to attend; please contact Janneth Lujan no later than December 7, 2017 at jlujan@smcgov.org to RSVP and make arrangements for payment.