

Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1664**

**Wednesday May 8, 2019
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 when an appeal is provided by law or regulation. 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 May 22, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
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 April 24, 2019.

CONSENT AGENDA

9:00 a.m.

- 1. Owner/Applicant: Jordan Graham**
File Number: PLN2018-00349
Location: 210 Devonshire Boulevard, Devonshire
Assessor's Parcel No.: 049-110-560

Consideration of a Design Review Permit and Non-Conforming Use Permit, for construction of a new 1,174 sq. ft. 2nd story addition and 1st floor remodel of an existing 2,390 sq. ft. residence on a non-conforming 7,728 sq. ft. parcel in the Devonshire area of unincorporated San Mateo County. The parcel is non-conforming in width, with an average width of 38 feet where 50 feet is the minimum, and the existing residence has a non-conforming side yard setback of 4.5 feet where a minimum of 5 feet is required. A Non-Conforming Use Permit is required to allow the addition to have a 4.5-foot left-side setback, where 5 feet is the minimum, 3,564 sq. ft. of floor area of where 2,972 sq. ft. is the maximum allowed by the R-1/S-71 Zoning District, and for relief from daylight plane requirements. One significant tree is proposed for removal. Application deemed complete January 9, 2019. Please direct any questions to Project Planner Erica Adams at 650/363-1828 or eadams@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. Owner/Applicant: Ned and Debra Brasher**
File Number: PLN2017-00017
Location: Bay View Road, Montara
Assessor's Parcel No.: 036-243-110

Certification of an Initial Study and Mitigated Negative Declaration and a Coastal Development Permit, Resource Management Permit, Design Review Permit, and Grading Permit for the construction of a new two-story, 3,476 sq. ft. residence, plus a 667 sq. ft. garage and two 4,975-gallon water tanks, located on a legal 1.77-acre parcel (legality confirmed via Merger, PLN 2004-00514). The construction of the residence involves 1,100 cubic yards of cut and 1,100 cubic yards of fill and the removal of eleven significant trees. This project also includes road and utility improvements that are necessary for the subject parcel and the development of three other legal parcels (APNs 036-243-010, 036-243-130, and 036-231-090/100) on Bay View Road under common ownership, which involves an additional 370 cubic yards of cut and 170 cubic yards of fill, and the removal of eleven additional significant trees. This project is appealable to the California Coastal Commission. Application deemed complete August 27, 2018. Please direct any questions to Project Planner Ruemel Panglao at 650/363-4582 or rpanglao@smcgov.org.

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