



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. 1613

Wednesday, April 27, 2016
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

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 materials 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 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 11, 2016.

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. **Speakers are customarily limited to 5 minutes.** A speaker’s slip is required.

Consideration of the Minutes of the Planning Commission meetings of April 13, 2016.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** BICHIR, LLC
Applicant: San Mateo County Real Property Division
 File No.: PLN 2016-00131
 Assessor’s Parcel No.: 046-030-590

Consideration of the General Plan conformity analysis of proposed vacation of an unused, 16.5-foot-wide Public Right-of Way that intersects with Elmer Street near Harbor Boulevard in the unincorporated area of Belmont. Application deemed complete March 29, 2016. Please direct any questions to Planning Services Manager Joe LaClair at 650/363-1865 or jlaclair@smcgov.org.

- 2. **Owner:** City of Pacifica
Applicant: San Mateo County Parks Department
 File No.: PLN 2016-00147
 Assessor’s Parcel Nos.: 023-730-120, 023-730-030, 023-730-210, 023-740-030, and 023-073-170

Consideration of the General Plan Conformity analysis of acquisition by the San Mateo County Parks Department of five parcels from the City of Pacifica and the California State Coastal Conservancy for use as a County park. Application deemed complete April 2, 2016. Please direct any questions to Project Planner Will Gibson at 650/363-1816 or wqgibson@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 3. **Owner/Applicant:** Steve Kalpakoff
 File No.: PLN 2015-00243
 Location: Cypress Avenue and Park Way, Moss Beach
 Assessor’s Parcel Nos.: 037-225-010

Consideration of the certification of an Initial Study/Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), a Non-Conforming Use Permit, Coastal Development Permit, and Design Review Permit, pursuant to Sections 6134.6, 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,485 sq. ft. new two-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the

minimum required. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 feet, 5 inches, where the minimum required is 20 feet. 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 December 18, 2015. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 [or daguirre@smcgov.org](mailto:or_daguirre@smcgov.org) .

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

Published in the San Mateo County Times on April 16, 2016 and the Half Moon Bay Review on April 20, 2016.