



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. 1615

Wednesday, May 25, 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 June 8, 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 May 11, 2016.

CONSENT AGENDA

9:00 a.m.

- 1. **Owner:** Peninsula Celebration Foundation
Applicant: San Mateo County Real Property Division
 File No.: PLN2016-00192
 Location: 3060, 3070 and 3080 Middlefield Road
 Assessor’s Parcel Nos.: 060-082-320, 060-082-330, 060-082-340 and 060-082-350

Consideration of the General Plan Conformity determination for San Mateo County Real Property Services' proposed purchase of parcels 060-082-320, 060-082-330, 060-082-340 and 060-082-350, at 3060, 3070 and 3080 Middlefield Road, North Fair Oaks, for potential use as a public parking lot. Application deemed complete May 9, 2016. Please direct any questions to Project Planner Will Gibson at 650/363-1816 or jgibson@smcgov.org.

REGULAR AGENDA

9:00 a.m.

- 2. **Owner:** BICHR, 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. Item was continued from the April 27, 2016 meeting. Please direct any questions to Planning Services Manager Joe LaClair at 650/363-1865 or jlaclair@smcgov.org.

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

Certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, 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. Application deemed complete April 29, 2016. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daquirre@smcgov.org

4. **INFORMATIONAL ITEM:** Status update on the Comprehensive Transportation Management Plan (“Connect the Coastside”).
Presented by: County of San Mateo Planning and Building Department
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5. **Correspondence and Other Matters**

6. **Consideration of Study Session for Next Meeting**

7. **Director’s Report**

8. **Adjournment**

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