



Planning & Building Department Planning Commission

Vacant, 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. 1631

Wednesday May 24, 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

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 June 14, 2017.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: 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 meetings of April 26, 2017.

Consideration of the Minutes of the Planning Commission meetings of May 10, 2017.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** John Franklin and Raymond Angwin
Applicant: Wilkinson Enterprises, Inc.
 File No.: PLN2016-00445
 Location: South Cabrillo Highway, unincorporated San Gregorio
 Assessor’s Parcel Nos.: 066-330-130 and 066-330-150

Certification of an Initial Study and Mitigated Negative Declaration subject to the California Environmental Quality Act, and consideration of an Architectural Review Exemption pursuant to Sections 154, 227-229.1, 260, and 261 of the California Streets and Highways Code, and Coastal Development Permit and Planned Agricultural District Permit pursuant to Section 6328.4 and 6363 of the San Mateo County Zoning Regulations, to drill a domestic water well to serve a future single-family dwelling on a vacant parcel. The project is located within the Cabrillo Highway State Scenic Corridor and is appealable to the California Coastal Commission. Application deemed complete January 26, 2017. Contact Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

2. **Owner:** Scott Cook Trust
Applicant: Kerry Burke
 File No.: PLN2016-00425
 Location: 1906 Pomponio Creek Rd., unincorporated San Gregorio
 Assessor’s Parcel No.: 087-180-170

Consideration of a Coastal Development Permit, pursuant to Section 6328 of the County Zoning Regulations, for the expansion of an existing railcar bridge, crossing Pomponio Creek. The project is appealable to the California Coastal Commission. Application deemed complete February 15, 2017. Contact Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

3. **Owner:** Darck Pearl Investments LLC
Applicant: Ken Brogno
File No.: PLN2015-00512
Location: 3295 El Camino Real, North Fair Oaks
Assessor's Parcel Nos.: 060-281-210 (undeveloped portion), 060-281-220 (developed portion)

Consideration of (1) a General Plan Map Amendment changing the land use designation of a portion of one parcel from Multi-Family Residential to Commercial Mixed-Use and (2) a Zoning Map Amendment to rezone same from R-2/S-50 to C-2/S-1 to allow construction of a 20-space parking lot. The project is located at 3295 El Camino Real in the unincorporated North Fair Oaks area of San Mateo County. Application deemed complete July 25, 2016. Contact Project Planner Bryan Albini at 650-363-1807 or balbini@smcgov.org.

Consideración de (1) una Enmienda al Mapa del Plan General que cambia la designación de uso de la tierra de una porción de una parcela de Residencia Multifamiliar a Uso Mixto Comercial y (2) una Enmienda al Mapa de Zonificación para cambiar la zonificación de la misma porción de Residencial de Dos Familias (R-2 / S-50) a Comercial General (C-2 / S-1) para permitir la construcción de un estacionamiento de 20 espacios. El proyecto se encuentra en 3295 El Camino Real en la Comunidad Oaks Feria del Norte del Condado de San Mateo.

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

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