



## Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION  
MEETING NO. 1661**

**Wednesday March 27, 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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto: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 April 10, 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 on March 13, 2019.

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**CONSENT AGENDA**

**9:00 a.m.**

- 1. Owner: Sanjiv Singh**  
**Applicant: Apri Ghuman**  
File Number: PLN2018-00260  
Location: 2147 Edgewood Rd., Emerald Lake Hills  
Assessor's Parcel No.: 057-011-090

Consideration of a Design Review Permit and a Non-Conforming Use Permit to allow construction of a major remodel and non-conforming addition to a non-conforming 2,095 sq. ft. single-family residence, on a 20,320 sq. ft. parcel at 2147 Edgewood Road in Emerald Lake Hills. The project includes an addition of a new 361 sq. ft. attached, one-car garage, conversion of an understory area to approximately 1,000 sq. ft. of living area, replacement of a 286 sq. ft. deck, and exterior siding, windows and color changes. A Use Permit is required to allow converted understory area to maintain a 4.6-foot front yard setback where a twenty-foot setback is required, additional remodel work exceeding 50% value of the existing structure, and to maintain an existing 173 sq. ft. accessory structure (storage shed) located at the rear of the property, where location at the center of the property is required as the property abuts two streets. The existing two-car garage will remain and one accessory structure will be demolished. No significant trees are proposed to be removed. Application deemed complete August 27, 2018. Please direct any questions to Project Planner Erica Adams at 650/363-1828 or [eadams@smcgov.org](mailto:eadams@smcgov.org).

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**REGULAR AGENDA**

**9:00 a.m.**

- 2. Owner/Applicant: Peninsula Open Space Trust**  
File Number: PLN2015-00245  
Location: 3500 Frenchman's Creek Road, El Granada  
Assessor's Parcel No.: 047-350-020
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Consideration of a Coastal Development Permit Amendment, and adoption of a Subsequent Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), for voluntary soil remediation and land restoration at the former Half Moon Bay Gun Club. The project is appealable to the California Coastal Commission. Application deemed complete June 8, 2018. Please direct any questions to Project Planner Summer Burlison at 650/363-1815 or [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

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|----------------------------|---|
| <b>3. Owner/Applicant:</b> | <b>County of San Mateo Planning and Building Department</b> |
| Location:                  | Countywide, unincorporated                                  |
| Assessor's Parcel Nos.:    | Countywide, unincorporated                                  |

Informational Item: Briefing on San Mateo County Green Infrastructure Plan Preparation. Please direct any questions to Camille Leung, Senior Planner 650/363-1826 or [cleung@smcgov.org](mailto:cleung@smcgov.org) and Planning Services Manager Joe LaClair 650/363-1865 or [jlaclair@smcgov.org](mailto:jlaclair@smcgov.org).

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