



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Chris Ranken, 3rd District
Gail Slocum, 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. 1555

**Wednesday, October 24, 2012
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

Rosario Fernandez
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: rfernandez@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 \$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 www.co.sanmateo.ca.us/planning, the staff report and maps will be available on our website one week prior to meeting. To subscribe to the Planning Commission agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

For further information on any item listed below, please phone the Project Planner indicated.

NEXT MEETING:

The next Planning Commission meeting will be on November 14, 2012.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call:** Commissioners: Dworetzky, Hansson, Ranken, Simonson, Slocum
Staff: Eggemeyer, Fox, Shu
3. **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.
4. **Consideration of the Minutes** of the Planning Commission meeting of September 12, and September 26, 2012.

CONSENT AGENDA

9:00 a.m.

Consent items are considered and voted on by the Planning Commission at the beginning of the regular session. If a member of the Commission wishes specifically to hear a consent item, or a member of the public wishes to speak on a consent item, the Commission will remove the item to the Regular Agenda for hearing. If you wish to address the Commission on a consent item, please be sure to submit a speaker's slip to the Commission Secretary before the meeting begins. Otherwise, the action of the Commission will be to approve consent items as a group in accordance with the staff recommendation on each item.

5. **Owner:** Peninsula Open Space Trust
Applicant: Midpeninsula Regional Open Space District
File No.: PLN2012-00264
Location: 20080 Cabrillo Highway South, Unincorporated San Mateo County
Assessor's Parcel Nos.: 081-060-010, -100, -110, and -120

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if acquisition of the approximately 952 acre Toto Ranch property, located east of Highway 1 between Highway 84 and Tunitas Creek Road, currently owned by the Peninsula Open Space Trust, conforms to the County General Plan. Application filed 8/22/12. PROJECT PLANNER: William Gibson. Telephone: 650/363-1816 or Email: wgibson@smcgov.org

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- 6. **Owner/Applicant:** **Robert Wong**
 File No.: PLN2011-00258
 Location: 340 Alta Vista Drive, South San Francisco
 Assessor's Parcel No.: 013-121-040

Consideration of a Use Permit pursuant to County Zoning Regulations, Section 6503, to allow a new 26-bed residential non-ambulatory senior care facility where 15 beds are the maximum allowed, located at 340 Alta Vista Drive in the unincorporated Country Club Park area of San Mateo County. Application filed 09/20/11. PROJECT PLANNER: Tiare Peña. Telephone: 650/363-1850 or Email: tpeña@smcgov.org

9:15 a.m.

- 7. **Owner/Applicant:** **Michael Valentine**
 Appellant: James Camarillo
 File No.: PLN2012-00056
 Location: 4 Perry Avenue, Menlo Park
 Assessor's Parcel No.: 074-102-050

Consideration of a Non-Conforming Use Permit and Off-Street Parking Exception, pursuant to San Mateo County Zoning Regulations Sections 6133.3 and 6120, respectively, to allow the construction of a 435-sq. ft. first floor addition and a new 1,295-sq. ft. second floor to an existing 990 sq. ft. legal non-conforming residence that will result in encroachments into the front, side, and rear yards, encroachment into the daylight plane, and one covered parking space where two are required, located on a non-conforming parcel at 4 Perry Avenue, in the unincorporated West Menlo Park area of San Mateo County. (Appeal of the Zoning Hearing Officer's decision to approve the aforementioned). Application filed 02/28/12. PROJECT PLANNER: James Catañeda. Telephone: 650/363-1853 or Email: jcastaneda@smcgov.org

11:00 a.m.

- 8. **Owner:** **San Mateo County**
Applicant: **San Mateo County Department of Public Works and Parks**
 File No.: PLN2012-00126
 Location: Fitzgerald Marine Reserve (Corner of California Avenue and North Lake Street), Moss Beach
 Assessor's Parcel No.: 037-113-080

Field Study Session for a project involving an expansion, reconfiguration, and upgrade of an existing 39-space parking lot with amenities which serves the Fitzgerald Marine Reserve on a 32,306 sq. ft. parcel located in the unincorporated Moss Beach area of San Mateo County. Application filed May 10, 2012. PROJECT PLANNER: Angela Chavez Telephone: 650/599-7217 or Email: achavez@smcgov.org

- 9. **Correspondence and Other Matters**
- 10. **Consideration of Study Session for Next Meeting**
- 11. **Director’s Report**
- 12. **Adjournment**

FIELD STUDY SESSION INFORMATION

Wednesday, October 24, 2012
Time: 11:00 a.m.

Fitzgerald Marine Reserve (Corner of California and North Lake Street) Moss Beach

Open Field Study Session to discuss the item number 8 for the **San Mateo County Department of Public Works and Parks** on the Planning Commission agenda. Members of the public are welcome to address the Commission on this item on the agenda at the Field Study Session. Speakers shall be limited to one minute and are encouraged to limit their remarks to concerns that they believe should be addressed by staff or the Commission at the hearing of the item. Speakers at the Field Study Session shall be given full opportunity to address the Commission at the regular hearing of the item.

TENTATIVE FIELD TRIP SCHEDULE

October 24, 2012, 11:00 a.m.

Departing from 455 County Center (Motor Vehicle area) Redwood City

- 10:30 a.m. Depart 455 County Center (Motor Vehicle area), Redwood City
- 11:00 a.m. Arrive at Fitzgerald Marine Reserve
(Corner of California and North Lake Street) Moss Beach
- 12:00 p.m. Depart Fitzgerald Marine Reserve
(Corner of California and North Lake Street) Moss Beach
- 12:30 p.m. Arrive at 455 County Center, Redwood City

Members of the Public will need to arrange your own transportation.

Agenda items published in the San Mateo County Times on October 13, 2012, and the Half Moon Bay Review on October 17, 2012