



## Planning & Building Department Planning Commission

Laurie Simonson, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Chris Ranken, 3<sup>rd</sup> District  
Gail Slocum, 4<sup>th</sup> District  
Steve Dworetzky, 5<sup>th</sup> 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, November 14, 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](mailto:planning-commission@smcgov.org)

Rosario Fernandez  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [fernandez@smcgov.org](mailto:fernandez@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](http://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](mailto: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 meetings 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](mailto:wgibson@smcgov.org)

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**END OF THE CONSENT AGENDA**

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**REGULAR AGENDA****9:00 a.m.**

6. **Applicant:** **San Mateo County Planning and Building Department**  
**Location:** County Wide

Consideration of an ordinance adding Chapter 1.40 "Administrative Remedies" to the San Mateo County Ordinance Code, amending Chapter 2.60 "Planning and Building Department" of the San Mateo County Ordinance Code, amending Chapter 31 "Enforcement, Legal Procedure, Penalties" of the San Mateo Zoning Regulations, and deleting Chapter 31.5 "Administrative Fines" from The San Mateo County Zoning Regulations. PROJECT MANAGER: Steve Monowitz. Telephone: 650/363-1855 or Email: [smonowitz@smcgov.org](mailto:smonowitz@smcgov.org)

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**9:15 a.m**

7. **Owner:** **James C. McIntosh**  
**Applicant:** **Kerry Burke**  
**File No.:** PLN2012-00020  
**Location:** 1820 Stage Road, Pescadero  
**Assessor's Parcel No.:** 087-150-140

Consideration of a Coastal Development Permit and Planned Agricultural Permit, pursuant to Sections 6328 and 6350 of the San Mateo County Zoning Regulations, respectively, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), to legalize a 757 sq. ft. permanent Farm Labor Housing unit, an 11,520 sq. ft. agricultural barn, and a 1,040 sq. ft. hay barn, and to convert an existing agricultural well to a domestic well, install a new septic system, eight (8) water storage tanks, a wet draft hydrant, and replace a culvert on a 65-acre parcel located at 1820 Stage Road in the unincorporated Pescadero area of San Mateo County. The project is located within the Stage Road County Scenic Corridor and is appealable to the California Coastal Commission. Application filed January 25, 2012. PROJECT PLANNER: Summer Burlison. Telephone: 650/363-1815 or Email: [sburlison@smcgov.org](mailto:sburlison@smcgov.org)

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**9:45 a.m.**

8. **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 project). Application filed 02/28/12. PROJECT PLANNER: James Castañeda. Telephone: 650/363-1853 or Email: [jcastaneda@smcgov.org](mailto:jcastaneda@smcgov.org)

**10:30 a.m.**

9. **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 Section 6503, of the County Zoning Regulations, 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: [tpena@smcgov.org](mailto:tpena@smcgov.org)

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1:00 p.m.

10. **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](mailto:achavez@smcgov.org)

**NOTE:** If it is raining at 11:00 a.m. on the day of the Planning Commission meeting, the field trip will not occur, but the study session will be conducted with a slide presentation in the Board of Supervisors Chambers. Please call Angela Chavez, Project Planner, at 11:00 a.m. to confirm study session location. Her telephone number is: 650/599-7217.

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11. **Correspondence and Other Matters**  
12. **Consideration of Study Session for Next Meeting**  
13. **Director's Report**  
14. **Adjournment**

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**FIELD STUDY SESSION INFORMATION**

Wednesday, November 14, 2012

Time: 1:00 p.m.

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

Open Field Study Session to discuss item number 8 above regarding the **San Mateo County Department of Public Works and Parks Project** 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.

**NOTE:** If it is raining at 11:00 a.m. on the day of the Planning Commission meeting, the field trip will not occur, but the study session will be conducted with a slide presentation in the Board of Supervisors Chambers. Please call Angela Chavez, Project Planner, at 11:00 a.m. to confirm study session location. Her telephone number is: 650/599-7217.

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TENTATIVE FIELD TRIP SCHEDULE

November 14, 2012, 1:00 p.m.

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

12:30 p.m.	Depart 455 County Center (Motor Vehicle area), Redwood City
1:00 p.m.	Arrive at Fitzgerald Marine Reserve (Corner of California and North Lake Street) Moss Beach
2:00 p.m.	Depart Fitzgerald Marine Reserve (Corner of California and North Lake Street) Moss Beach
2:30 p.m.	Arrive at 455 County Center, Redwood City

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

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Agenda items published in the San Mateo County Times on November 3, 2012, and the Half Moon Bay Review on November 7, 2012.

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