



Notice of Public Hearing

**SAN MATEO COUNTY PLANNING COMMISSION
MEETING NO. 1666**

**Wednesday June 12, 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

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 when an appeal is provided by law or regulation. 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 22, 2019.

AGENDA

9:00 a.m.

Pledge of Allegiance

Roll Call: Commissioners: Gupta, Santacruz, Hansson, Ramirez, Ketcham
Staff: Aozasa and Fox

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 of May 22, 2019.

REGULAR AGENDA

9:00 a.m.

- 1. Owner: Emily Humphreys**
Applicant: Pat Dalton
File Number: PLN2018-00270
Location: Vue de Mer Avenue, Moss Beach
Assessor's Parcel No.: 037-155-080

Consideration of a Coastal Development Permit (CDP), Non-Conforming Use Permit, and Design Review Permit to allow construction of a new 1,257 sq. ft., two-story single-family residence, including a 260 sq. ft. attached one-car garage, located on a 3,363 sq. ft. undeveloped legal parcel (legality confirmed via Certificate of Compliance/Type A). A Non-Conforming Use Permit is required for the project, which involves non-conforming parcel size, setbacks, and parking. No tree removal and only minor grading is proposed. The CDP is not appealable to the California Coastal Commission. Application deemed complete January 24, 2019. Please direct any questions to Project Planner Ruemel Panglao at 650/363-4582 or rpanglao@smcgov.org.

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- 2. Owner: Zhifan Zhang**
Applicant: John Livingston
File Number: PLN 2018-00289
Location: 229 Huckleberry Trail, unincorporated Woodside
Assessor's Parcel Nos.: 067-167-070 and 067-067-280

Consideration of a Grading Permit and Architectural Review Exemption, to allow 215 cubic yards (c.y.) of grading associated with the construction of a new single-family residence, second unit, and the removal of 6 significant and 5 non-significant sized trees. Application deemed complete April 10, 2019. Please direct any questions to Project Planner Laura Richstone at 650/363-1829 or lrichstone@smcgov.org.

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- 3. Owner: Erin Bixler**
Applicant: Amanda Lee
File Number: PLN 2018-00284
Location: 145 Henrik Ibsen Park Road, unincorporated Woodside
Assessor's Parcel No.: 067-140-090

Consideration a Grading Permit and Architectural Review Exemption, to allow 724 cubic yards (c.y.) of grading associated with the construction of a new second unit, two-car detached garage, foundation repair and renovations to an existing single-family residence, driveway repairs, and the removal of 8 significant and 2 non-significant sized trees. Application deemed complete April 3, 2019. Please direct any questions to Project Planner Laura Richstone at 650/363-1829 or lrichstone@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

Published in the San Mateo County Times on June 1, 2019 and the Half Moon Bay Review on June 5, 2019.