



Planning & Building Department Planning Commission

Laurie Simonson, 1st District
Frederick Hansson, 2nd District
Zoe Kersteen-Tucker, 3rd District
Manuel Ramirez, Jr., 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. 1576

Wednesday, April 9, 2014
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

Heather Hardy
Planning Commission Secretary
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: hhardy@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 <http://planning.smcgov.org/planning-commission>, 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 contact the Project Planner indicated.

NEXT MEETING:

The next Planning Commission meeting will be on April 23, 2014.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 Staff: Eggemeyer, 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 of March 12, 2014.

Consideration of the Revised Minutes of the Planning Commission meeting of December 11, 2013.

REGULAR AGENDA

9:00 a.m.

1. **Owner:** Skylawn Memorial Park
Applicant: David Montgomery, Northstar Memorial Group
 File No.: PLN2010-00026
 Location: 100 Lifemark Road in unincorporated North Skyline
 Assessor's Parcel No.: 056-550-020

Consideration of the certification of a Subsequent Mitigated Negative Declaration/Initial Study, pursuant to the California Environmental Quality Act, and an Amendment to Skylawn Memorial Park's Master Use Permit (20-year term) and Resource Management Permit, pursuant to County Zoning Regulations Sections 6500 and 6313, respectively, and a Grading Permit, pursuant to Section 8600 of the San Mateo County Ordinance Code, for the expansion of the previously approved Phase 1 Project to include an additional approximately 7-acre area to prepare the land for in-ground burials as well as the construction of access improvements, involving a total grading quantity of approximately 145,000 cubic yards for the revised project, located at 100 Lifemark Road near the intersection of San Mateo Road (Highway 92) and Skyline Boulevard (Highway 35) in the unincorporated North Skyline area of San Mateo County. Application filed October 1, 2012. PROJECT PLANNER: Camille Leung. Telephone: 650/363-1826 or Email: cleung@smcgov.org

2. **Owner:** Jeffrey B. Straubel
Applicant: Leopold Vandeneynde
 File No.: PLN2013-00073
 Location: 18000 Skyline Boulevard in unincorporated Woodside
 Assessor's Parcel No.: 078-300-070

Consideration of an Initial Study and Mitigated Negative Declaration, an Architectural Review Permit, a Resource Management Permit, and a Grading Permit to allow for the legalization of a 1,053 sq. ft. structure with an attached 928.5 sq. ft. deck and repairs to an existing septic system. The Grading Permit is required in order to allow for 1,452 cubic yards of cut and fill in order to improve the existing access road up to current emergency vehicle access standards. Two redwood trees are proposed for removal in order to accommodate the road improvements. Application filed February 28, 2013. PROJECT PLANNER: Angela Chavez. Telephone: 650/599-7217 or Email: achavez@smcgov.org

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