



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. 1581

Wednesday, July 23, 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](http://planning.smcgov.org/planning-commission), 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.

AGENDA

Pledge of Allegiance

Roll Call: Commissioners: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
 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 of June 25, 2014.

REGULAR AGENDA
9:00 a.m.

1. **Owner:** Adel Shapiro, c/o Eli Sigal
Applicant: Fred Strathdee
 File No.: PLN2013-00394
 Location: Isabella Road, El Granada
 Assessor's Parcel No.: 047-172-110

Consideration of a Coastal Development Permit, Design Review, Grading Permit and Certificate of Compliance (Type B), pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, Section 8602 of the County Ordinance Code, and Section 7134.2 of the San Mateo County Subdivision Regulations respectively, to allow construction of a 2,575 sq. ft. new four-story, single-family residence, plus a 404 sq. ft. attached two-car garage on an existing 6,100 sq. ft. parcel, located at Isabella Road in the unincorporated El Granada area of San Mateo County. Nine (9) trees are proposed for removal. The project is appealable to the California Coastal Commission. Application filed September 19, 2014. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org.

2. **Owners/Applicants:** Doug Woods & Berina Hawes
 Appellant: Ron Snow
 File No.: PLN2014-00136
 Location: 180 Stanford Avenue, West Menlo Park
 Assessor's Parcel No.: 074-104-430

Consideration of an appeal of a decision by the Community Development Director to approve a Tree Removal Permit, pursuant to Section 12000 of the San Mateo County Ordinance Code, to remove one redwood tree, located at 180 Stanford Avenue in the unincorporated West Menlo Park area of San Mateo County. Application filed April 24, 2014. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org.

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