

SAN MATEO COUNTY PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

This is to inform you that the San Mateo County Planning Commission will hold a PUBLIC HEARING to consider the matters listed on the following agenda at the date, time, and location shown.

MEETING NO. 1342

**Wednesday, January 10, 2001
9:00 a.m.
Board of Supervisors Chambers
400 County Center, Redwood City**

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:

Letters to the Commission should be addressed: Planning Commission, County Government Center, 455 County Center, 2nd Floor, Mail Drop PLN122, Redwood City, CA 94063. The Commission Secretary can be reached at 650/363-1859, Facsimile 650/363-4849. *It is preferred that your letters be received at least five (5) days prior to the scheduled hearing to allow sufficient time for your comments and concerns to be considered by the Commission.*

DECISIONS AND APPEALS PROCESS:

Decisions made by the Planning Commission are appealable to the Board of Supervisors. The appeal fee is \$184. Appeals must be filed no later than 10 business days following the hearing at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City.

AGENDAS ON LINE:

For your convenience, Planning Commission agendas are now available electronically. To subscribe to the Planning Commission agenda mailing list, please send a blank e-mail to:

Join-pc-agenda@listserver.co.sanmateo.ca.us

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

AGENDA

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commissioners: Bomberger, Goff, Kennedy, Nobles, Silver
Advisory Members: Raines, Burnes, Raftery, Bentley

1. **Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

2. **Consideration of the Minutes** of the Planning Commission meeting of November 22, 2000, and December 13, 2000.

REGULAR AGENDA

9:00 a.m.

3. **Owner:** County of San Mateo
Applicant: Environmental Health

Review and comment on proposed revisions to the San Mateo County Well Ordinance, to allow the Planning Commission and public an opportunity to comment on the revisions prior to the presentation of the Draft Well Ordinance to the Board of Supervisors. Application filed November 1, 2000. This item was continued from the November 22, 2000, meeting. PROJECT MANAGER: Dean Peterson, Director of Environmental Health. Telephone: 650/363-4798.

9:30 a.m.

4. **Owner:** Dan Cissell
Applicant: Wayne Bunch
Appellant: Joe Webb
 File Number: PLN2000-00362
 Location: 119 Marine Road, Woodside
 Assessor's Parcel Number: 067-176-080, 067-176-100, 067-176-110

Consideration of an appeal of the Zoning Hearing Officer's decision to approve a Use Permit, pursuant to County Zoning Regulations Sections 6428 and 6503 to legalize an existing 450 sq. ft., 2-story second dwelling unit with a non-conforming side yard setback of 3 feet where 10 feet is required at 119 Marine Road in the unincorporated County area of Woodside. Application filed April 30, 1999. This item was continued from the November 22, 2000, meeting. PROJECT PLANNER: Miroo Brewer. Telephone: 650/363-1853.

10:00 a.m.

5. **Owner/Applicant:** Dennis Thomas
 File Number: PLN2000-00033
 Location: 1055 Wilmington Way, Redwood City
 Assessor's Parcel Number: 068-221-090

Consideration of a Major Subdivision, Exceptions to the Subdivision Ordinance and a Grading Permit pursuant to the County Subdivision Ordinance Sections 7010 and the State Subdivision Map Act, County Subdivision Ordinance 7094 and County Ordinance Code Section 8602.1 respectively, to subdivide an existing 3.49-acre parcel into seven or six parcels (depending on the alternative approved) located at 1055 Wilmington Way in the unincorporated Emerald Lake Hills area of the County. This item was previously considered at the October 25, 2000, Planning Commission meeting. Application filed January 18, 2000. PROJECT PLANNER: Miroo Brewer. Telephone: 650/363-1853.

12:00 Noon ADJOURNMENT FOR LUNCH

1:30 p.m.

6. **Owner:** Duncan McQuarrie
Applicant: Tom Hilligoss
Appellant: Leslie Wambach
File Number: PLN2000-00179
Location: 3555 Alameda De Las Pulgas, West Menlo Park
Assessor's Parcel Number: 074-075-130 and 074-075-290

Consideration of an appeal of the Planning Director's decision that initially approved an Off-Street Parking Exception to allow six of the required twenty two parking spaces to be compact size where twenty two full size parking spaces would be required. In response to the appeal, the application has since been revised to include two Off-Street Parking Exception Alternatives: Alternative A includes an exception to allow 26 parking spaces where 29 parking spaces are required, including 6 compact spaces, and a pedestrian connection at the side property line. Alternative B includes an exception to allow 27 parking spaces where 29 parking spaces are required including 10 compact parking spaces, and a pedestrian connection in the public right of way at Alameda De Las Pulgas. The project site is located at 3555 Alameda De Las Pulgas in the unincorporated West Menlo Park area of the County. Application filed March 10, 2000. PROJECT PLANNER: Damon DiDonato. Telephone: 650/363-1852.

2:30 p.m.

7. **Owner/Applicant:** Thomas and Alice Mahon
Appellant: Renata Bingham et al (a total of 25 appellants)
File Number: PLN1999-00215
Location: 2nd Street, Montara
Assessor's Parcel Number: 036-014-140

Consideration of an appeal of a decision by the Planning Director to approve a Coastside Design Review Permit and a Coastal Development Permit Exemption pursuant to Sections 6565.4 and 6328.5 of the County Zoning Regulations to construct a new single-family residence on a 5,000 sq. ft. parcel located on the south side of 2nd Street, west of Farallone Avenue in the unincorporated Montara area of the County. This project is not appealable to the California Coastal Commission. Application filed February 19, 1999. PROJECT PLANNER: Lily Toy. Telephone: 650/363-1841.

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