

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. 1339

**Wednesday, October 25, 2000
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 e-mail address is planningcommission@co.sanmateo.ca.us. 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 October 11, 2000.

CONSENT AGENDA

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.

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| 3. | Owner/Applicant: | Peninsula Open Space Trust |
| | File Number: | PLN 2000-00225 |
| | Location: | Pigeon Point Road, East of Highway 1
Approximately ½ mile from the Pigeon Point Lighthouse |
| | Assessor's Parcel Number: | 086-300-090 |

Consideration of a Coastal Development Permit, Planned Agricultural Development Permit, Architectural Review and Grading Permit to construct an 8-car parking lot and 4,000 foot long trail on a 24 acre parcel located east of Cabrillo Highway, approximately ½ mile from the Pigeon Point Lighthouse. This project is appealable to the California Coastal Commission. Application filed March 29, 2000. PROJECT PLANNER: Mike Schaller. Telephone: 650/363-1849.

END OF THE CONSENT AGENDA

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

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| 4. | Owner/Applicant: | Chris Cook |
| | Appellant: | Karen Wilson |
| | File Number: | PLN 2000-00053 |
| | Location: | Birch Street, Montara |
| | Assessor's Parcel Number: | 036-103-230 and 036-103-340 |

Consideration of an appeal of a decision by the Planning Director to approve an "After-the-Fact" Tree Removal Permit, pursuant to Section 12,000 of the San Mateo County Ordinance Code, for the removal of eight trees located on Birch Street, in the unincorporated Montara area. This project is not appealable to the California Coastal Commission. Application filed January 27, 2000. PROJECT PLANNER: Farhad Mortazavi. Telephone: 650/363-1831.

10:00 a.m.

5. **Owner:** **Raymond Lavine and Barbara Hammerman**
Applicant: **Daniel Jansenson**
File Number: PLN 1999-00792
Location: 11300 Cabrillo Highway
Assessor's Parcel Number: 086-201-020

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and an Architectural Review, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations and the State Streets and Highways Code, and certification of a Negative Declaration pursuant to the California Environmental Quality Act, to allow the construction of a 10,285 sq. ft. addition to an existing 3,340 sq. ft. single family dwelling on a 4.97 acre parcel located within the Cabrillo Highway State Scenic Corridor, approximately 5 miles south of Pescadero on Cabrillo Highway. Application filed October 25, 1998. PROJECT PLANNER: Farhad Mortazavi. Telephone: 650/363-1831.

11:00 a.m.

6. **Owner/Applicant:** **Ron Grove**
Appellant: **John Holmgren**
File Number: PLN 2000-00543
Location: 785 Lakemead Way, Redwood City
Assessor's Parcel Number: 068-182-120

Consideration of an appeal of the Design Review Committee's decision to grant design review approval for a new 3,614 sq. ft. single-family home on a 10,050 sq. ft. parcel located at 785 Lakemead Way in unincorporated Redwood City (Emerald Lake Hills). Application filed September 18, 2000. PROJECT PLANNER: Lisa Aozasa. Telephone: 650/363-4852.

Adjourn for Lunch

1:30 p.m.

7. **Owner/Applicant:** **Dennis Thomas**
File Number: PLN 2000-00033
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 parcels located at 1055 Wilmington Way in the unincorporated Emerald Lake Hills area of the County. Application filed January 18, 2000. PROJECT PLANNER: Miroo Brewer. Telephone: 650/363-1853.

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

At 1:00 p.m. on Monday, October 23, 2000, the Commission will depart the County Government Center on a field trip to the following sites:

1. PLN2000-00543 (item #6 above) located at 785 Lakemead Way, Redwood City;
2. PLN2000-00033 (item #7 above) located at 1055 Wilmington Way, Redwood City;
3. PLN2000-00053 (item #4 above) located at Birch Street in Montara; and
4. PLN1999-00792 (item #5 above) located at 11300 Cabrillo Highway.

The Commission will inspect each project site in preparation for the scheduled hearing on Wednesday, October 25, 2000. The public may accompany the Commission provided they arrange their own transportation. If you plan to attend or have questions about the field trip, please contact the Project Planner listed under the relevant agenda item above.

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| 1:00 p.m. | Depart County Government Center in Redwood City for 785 Lakemead Way, Redwood City |
| 1:30 p.m. | Arrive at 785 Lakemead Way. |
| 1:45 p.m. | Depart Lakemead Way for 1055 Wilmington Way, Redwood City. |
| 2:00 p.m. | Arrive at 1055 Wilmington Way, Redwood City. |
| 2:15 p.m. | Depart Wilmington Way for Birch Street, Montara. |
| 3:00 p.m. | Arrive at Birch Street, Montara. |
| 3:30 p.m. | Depart Montara for 11300 Cabrillo Highway, 5 miles south of Pescadero. |
| 4:00 p.m. | Arrive at 11300 Cabrillo Highway. |
| 4:30 p.m. | Depart 11300 Cabrillo Highway for return to County Government Center. |
| 5:30 p.m. | Arrive at County Government Center, Redwood City. |

Complete agenda published in the San Mateo County Times on Saturday, October 14, 2000.