



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

Action Minutes

DRAFT

MEETING NO. 1615

Wednesday, May 25, 2016

In the Board of Supervisors Chambers, Hall of Justice and Records, located at 400 County Center, Redwood City.

Chair Vice Chair Ramirez. called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Vice Chair Ramirez.

Roll Call:

Commissioners Present:	Hansson, Kersteen-Tucker, Ramirez
Commissioners Absent:	Dworetzky and Simonson
Staff Present:	Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on May 14, 2016 and the Half Moon Bay Review on May 11, 2016.

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

None.

Consideration of the Minutes of the Planning Commission meeting of May 11, 2016.

Commissioner Kersteen-Tucker moved, and Commissioner Hansson seconded, that the minutes be approved as submitted. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent).**

CONSENT AGENDA

9:30 a.m.

Commissioner Hansson moved for approval of the Consent Agenda, and Commissioner Kersteen-Tucker seconded the motion. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent),** approving items as follows:

- Owner:** Peninsula Celebration Foundation
Applicant: San Mateo County Real Property Division
File No.: PLN2016-00192
Location: 3060, 3070 and 3080 Middlefield Road, North Fair Oaks

Assessor's Parcel Nos.: 060-082-320, 060-082-330, 060-082-340 and 060-082-350

Consideration of the General Plan Conformity determination for San Mateo County Real Property Services' proposed purchase of parcels 060-082-320, 060-082-330, 060-082-340 and 060-082-350, for potential use as a public parking lot. Application deemed complete May 9, 2016. Please direct any questions to Project Planner Will Gibson at 650/363-1816 or wjgibson@smcgov.org.

SPEAKERS:

- Nicholas Calderon, Real Property Division

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded the motion. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent).**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDING:

Find that the County's proposed acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the North Fair Oaks Community Plan Policies Policy 3.2F, 3.5L, and 5.21D, and the goals of Community Plan Chapter 7 Section B1, and is consistent with the County's General Plan.

END OF THE CONSENT AGENDA

REGULAR AGENDA

9:00 a.m.

- | | |
|------------------------|--|
| Owner: | BICHIR, LLC |
| Applicant: | San Mateo County Real Property Division |
| File No.: | PLN 2016-00131 |
| Assessor's Parcel No.: | 046-030-590 |

Consideration of the General Plan conformity analysis of proposed vacation of an unused, 16.5-foot-wide Public Right-of Way that intersects with Elmer Street near Harbor Boulevard in the unincorporated area of Belmont. Application deemed complete March 29, 2016. Item was continued from the April 27, 2016 meeting. Please direct any questions to Planning Services Manager Joe LaClair at 650/363-1865 or jlaclair@smcgov.org.

SPEAKERS:

- Joseph Napoliello

COMMISSION ACTION:

Commissioner Hansson moved and Commissioner Kersteen-Tucker seconded to close the public hearing. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent).**

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded the motion. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent).**

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the request, making the findings and adopting conditions of approval as follows:

FINDING:

Found and determined that the proposed vacation of the Unused Public Right-of-Way (Alley), a 16.5-foot-wide alley extending northeast of Elmer Street, parallel to and 90 feet northwest of Harbor Boulevard, in the unincorporated area of Belmont, conforms to the County General Plan as shown on the attached map, conforms to General Plan Policy 12.23, and is consistent with all other policies of the County General Plan.

3. **Owner:** Frank Vella/Steve Semprevivo
Applicant: Edward Love
 File No.: PLN 2015-00152
 Location: 3rd Avenue, Miramar
 Assessor's Parcel No.: 048-042-280

Certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and consideration of a Coastal Development Permit and Design Review, pursuant to Sections 6328.4 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new 1,724 sq. ft., two-story, single-family residence, plus a 400 sq. ft. attached two-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel. Arroyo de en Medio Creek is located approximately 30 feet to the southeast of the parcel. The project is appealable to the California Coastal Commission. Application deemed complete April 29, 2016. Please direct any questions to Project Planner Dennis Aguirre at 650/363-1867 or daquirre@smcgov.org

SPEAKERS:

None.

COMMISSION ACTION:

At the request of Applicant, the Planning Commission continued this project to a hearing date uncertain in order to allow the applicant time to provide items that are critical to the staff report.

4. **Informational Item:** Briefing on the Comprehensive Transportation Management Plan ("Connect the Coastside"). Please direct any questions to Project Planner Rob Bartoli at 650/363-1857 or rbartoli@smcgov.org.

SPEAKERS:

1. Lisa Ketcham, Midcoast Community Council
2. Len Erickson
3. Dave Olson

COMMISSION ACTION:

Commissioner Kersteen-Tucker moved and Commissioner Hansson seconded to close the public hearing. **Motion carried 3-0-0-2 (Commissioner Dworetzky and Simonson absent).**

5. **Correspondence and Other Matters**
 Correspondence received for the project that was continued today and we will address those prior to bringing back the item to a later hearing.
6. **Consideration of Study Session for Next Meeting**
 An update on the Subdivision Ordinance Regulations is set for the meeting on 6/22/16.

7. **Director's Report**

Director Monowitz informed the Commission that the County continues to make process on the housing crisis and the Board of Supervisors introduced an ordinance for impact fees for commercial and market rate housing to contribute a certain amount towards future construction of affordable housing. Will be working out the details through a resolution before it goes to the Board for a second reading.

Jobs Housing Gap Taskforce effort first will be concluding in June and will be bringing forth a second phase with a range of actions to try and address the housing issues and many of those actions will probably come before the Commission in the future.

8. **Adjournment**

The meeting adjourned at 10:49 a.m.