



## Planning & Building Department Planning Commission

Kumkum Gupta, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Zoe Kersteen-Tucker, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Mario Santacruz, 5<sup>th</sup> 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. 1650**

**Wednesday June 13, 2018  
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. 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](mailto:planning_commission@smcgov.org)

Janneth Lujan  
Planning Commission Secretary  
Phone: 650/363-1859  
Facsimile: 650/363-4849  
Email: [jlujan@smcgov.org](mailto:jlujan@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 \$616.35 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. For further information on any item listed below, please contact the Project Planner indicated.

**NEXT MEETING:**

The next Planning Commission meeting will be on June 27, 2018.

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

**Pledge of Allegiance**

**Roll Call:** Commissioners: Gupta, Santacruz, Hansson, Ramirez, Kersteen-Tucker  
 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 May 23, 2018.

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

1. **Owner:** Alondra Butler  
**Applicant:** Una Kinsella  
 File No.: PLN2017-00365  
 Location: 434 Summit Dr., Emerald Lake Hills  
 Assessor’s Parcel No: 057-143-100

Consideration of a Design Review Permit and a Non-Conforming Use Permit, pursuant to Sections 6565.3 and 6137 of the San Mateo County Zoning Regulations, respectively, to allow construction of a 1,788 sq. ft. addition, which includes a 402 sq. ft. attached garage, 257 sq. ft. addition to the first floor, and a 1,128 sq. ft. new second story, to an existing 985 sq. ft., residence, on a 6,205 sq. ft. non-conforming parcel, at 434 Summit Drive, in the County unincorporated Emerald Lake Hills area. The application requires a Use Permit to allow lot coverage of 32% where 25% is the maximum, floor area of 2,772 sq. ft. where 2,400 sq. ft. is the maximum, and a front setback of 18’-2” where 20 feet is the minimum in the Residential Hillside (RH) Zoning District. The existing detached garage would be demolished. Two significant trees are proposed to be removed. The Application was deemed complete January 22, 2018. Contact Project Planner Erica Adams at 650/363-1828 or [eadams@smcgov.org](mailto:eadams@smcgov.org).

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

2. **STUDY SESSION:** **Housing Law: Housing Accountability Act, SB 35, No Net Loss**  
 Presented by Planner Will Gibson, and County Counsel
3. **Correspondence and Other Matters**
4. **Consideration of Study Session for Next Meeting**
5. **Director’s Report**
6. **Adjournment**