



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. 1601
Wednesday, August 12, 2015

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

Chair Dworetzky called the meeting to order at 9:05 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Dworetzky.

Roll Call: Commissioners Present: Dworetzky, Hansson, Kersteen-Tucker, Ramirez, Simonson
Staff Present: Monowitz, Fox, Shu

Legal notice published in the San Mateo County Times on August 1, 2015 and in the Half Moon Bay Review on July 29, 2015.

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 **July 22, 2015**.

Commissioner Kersteen-Tucker moved, and Commissioner Hansson seconded, that the minutes be approved as submitted. Motion carried 4-0-1-0 (Simonson abstained).

CONSENT AGENDA

Commissioner Kersteen-Tucker moved for approval of the Consent Agenda, and Commissioner Simonson seconded the motion. Motion carried 5-0-0-0, approving one item as follows:

- Owner/Applicant:** Toepfer George O Jr Tr
File No.: PLN2015-00288
Location: Bear Gulch Road, west of Skyline Boulevard
Assessor's Parcel No.: 072-343-110

Consideration of a request by the Midpeninsula Regional Open Space District (MROSD) to determine if acquisition of a privately-owned 38.14-acre parcel, for use as open space, natural resource management, habitat preservation, and low-intensity recreation, conforms to the County General Plan.

COMMISSION ACTION:

Based on information provided by staff, the Planning Commission determined that the proposed acquisition conforms to the County General Plan by adopting one finding identified as follows:

FINDING:

Find and report that MROSD's proposed acquisition of APN 075-340-240 for use as open space, natural resource management, habitat preservation, and low-intensity recreation conforms to the General Plan Vegetative, Water, Fish and Wildlife Resources Policies, Soil Resources Policies, Visual Quality Policies, and Park and Recreation Resource Policies, and is consistent with the County General Plan.

- 2. **Owner:** **Lourdes Valencia**
Applicant: **Omar Valencia**
 Appellant: Omar Valencia dba Junk General
 File No.: VIO2007-00078
 Location: 2397 Spring Street, North Fair Oaks
 Assessor's Parcel No.: 054-081-070

Consideration of an appeal of a Notice of Determination of Fines, issued as a result of unresolved zoning violations on the subject property, pursuant to Zoning Regulations Sections 6270, 6271, 6102.50, 6119, 6594, and County Ordinance Code 1.12.010. Violations include storage and sorting of junk, debris and other materials on the subject property, and constitutes illegal use of property in the Light Industrial (M-1) Zoning District. This illegal use of property has also resulted in a reduction of requisite off-street parking spaces.

SPEAKERS:

- 1.) Omar Valencia
- 2.) Mark Soulard

COMMISSION ACTION:

Commissioner Simonson moved and Commissioner Hansson seconded to close the public hearing.
Motion carried 5-0-0-0.

Commissioner Simonson moved and Commissioner Ramirez seconded the motion to uphold the fine.
Motion carried 5-0-0-0.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission denied the appeal and upheld the administrative fine of \$37,785, issued by the Community Development Director on February 4, 2013.

- 3. **Correspondence and Other Matters**
 None.

4. **Consideration of Study Session for Next Meeting**

No Study Session planned for next meeting.

5. **Director's Report**

There are will be two items at the next Planning Commission meeting dated for August 26, 2015:

- Consideration of a Design Review and Grading Permit located in Emerald Lake Hills
- Consideration of a Coastal Development and Design Review permit located in Moss Beach

The Ascension Heights Subdivision project is tentatively scheduled for September 9, 2015.

Director Monowitz wished James Hinkamp a fond farewell as his last day with the County will be August 13, 2015.

Several recruitments are underway in the Planning & Building Department including Code Compliance Officers, Building Operations Supervisor, Building Official, Building Inspector and Planning Services Manager.

6. **Adjournment**

The meeting adjourned at 9:57 a.m.