

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Foster City will hold a Public Hearing on Thursday, December 3, 2015, at 7:00 p.m. to consider the following:

ARCHITECTURAL REVIEW REQUEST TO CONSTRUCT A 340 SQUARE FOOT 1ST STORY ADDITION AND 1,427 SQUARE FOOT 2ND STORY ADDITION TO AN EXISTING 1,708 SQUARE FOOT 1-STORY SINGLE FAMILY NON-WATERFRONT HOUSE LOCATED AT 430 NANTUCKET STREET- RUDY RAMIREZ – APN: 094-603-200 IN NEIGHBORHOOD 8 – AR-15-063

SAID HEARING will be held in the Council Chambers, 620 Foster City Boulevard, Foster City, California.

### EVIDENCE - Quasi-judicial Matters

California law requires that quasi-judicial matters be based on evidence. Applications before the Planning Commission involve matters that are quasi-judicial and therefore decisions must be supported by evidence.

### In General

All oral, written or pictorial evidence to be considered by the Planning Commission must be received prior to a decision being rendered by the Commission. Written, documentary, or pictorial evidence shall be collected and kept by the City for record purposes, and must be made available to an applicant, appellant or the public prior to a decision being rendered by the Commission. Evidence received or submitted during a public hearing or public meeting while an item is being discussed and evaluated by the Planning Commission shall be deemed to have met this requirement. Evidence submitted for the record and for Planning Commission consideration may take the form of oral testimony, written information, documents, pictures, video tapes, audio tapes, and similar information. All evidence submitted must be of a length that is practicable for use by Commission members, and depending on its length and how it must be accessed or the need for special equipment in order to access it, must be received in a timely manner so as to afford the Commission and the public a reasonable opportunity to evaluate it and to allow an applicant, appellant and/or the public an opportunity to discuss, question and rebut it. Information not admitted into the formal record shall not be used in rendering a decision.

### APPEALS

All actions of the Planning Commission are appealable to the City Council *within ten (10) calendar days of the date the action was taken*. All appeals must be submitted in accordance with Section 17.06.150, Appeal Procedure, of Title 17 of the Foster City Municipal Code (copies available at City Hall). The required appeal fee as adopted by the City Council must accompany an appeal to the Planning Commission of a decision of the Community Development Director (Planning Director) or an appeal to the City Council of a decision of the Planning Commission or it will be considered incomplete.

### MEETINGS

Unless otherwise scheduled, the Planning Commission meets in Study Session on the first and third Tuesdays of each month and conducts regular business and Public Hearings on the first and third Thursdays of each month. Meetings begin at 7:00 p.m. and are held in the Council Chambers, 620 Foster City Boulevard.

THE PUBLIC IS INVITED TO ATTEND. Copies of all background information are available in the Community Development Department office for public review. Copies of the Staff Report with recommendations to the Planning Commission can be reviewed beginning on the Monday preceding the meeting. Pursuant to Section 65009 of the California Government Code, if you challenge a Public Hearing item in court you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice or in written correspondence delivered to the City at or prior to the Public Hearing. Interested members of the public may contact the Planning/Code Enforcement Division of the Community Development Department at 610 Foster City Boulevard, (650) 286-3225, for more information.

*Any attendee wishing special accommodations at the meeting should contact the Community Development Department, at (650) 286-3225, at least 48 hours in advance of the meeting.*

CURTIS BANKS  
COMMUNITY DEVELOPMENT DIRECTOR

***For more information regarding this project, the Planner can be reached by phone at 650/286-3225 or by email at [planning@fostercity.org](mailto:planning@fostercity.org)***

*A complete agenda and Public Hearing notice for the Planning Commission meeting is available on the City's web site at [www.fostercity.org](http://www.fostercity.org)*