



## Planning & Building Department Zoning Hearing Officer

**Lisa Grote**

County Office Building  
455 County Center  
Redwood City, California 94063  
650/363-1825

### Notice of Public Hearing

**REVISED**

**ZONING HEARING OFFICER AGENDA**

**Thursday, September 18, 2014  
10:00 a.m.**

**Room 101, First Floor  
455 County Center, Redwood City**

Zoning Hearing Officer 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 Zoning Hearing Officer 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 and the materials related to it.

**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 Zoning Hearing Officer has established time limits for speakers, allowing 15 minutes for the applicant and appellant, if any, and 5 minutes for all others. Time limits may be set by the Zoning Hearing Officer as necessary in order to accommodate all speakers. Audio recordings of previous Zoning Hearing Officer meetings are available to the public upon request for a fee.

**CORRESPONDENCE TO THE ZONING HEARING OFFICER SECRETARY:**

Debra Robinson  
Phone: 650/363-1862  
Facsimile: 650/363-4849  
Email: [drobinson@smcgov.org](mailto:drobinson@smcgov.org)

Planning Counter  
455 County Center, 2nd Floor, Redwood City  
Phone: 650/363-1825  
Website: <http://planning.smcgov.org/>

**MATERIALS PRESENTED FOR THE HEARING:**

Applicants and members of the public are encouraged to submit materials to staff in advance of a hearing. All materials (including but not limited to models, pictures, videos, etc.) 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 Zoning Hearing Officer 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 Zoning Hearing Officer Secretary. The original or a computer-generated copy of a photograph must be submitted. Five (5) copies of written material should be provided for the Zoning Hearing Officer, staff and interested parties.

**DECISIONS AND APPEALS PROCESS:**

Decisions made by the Zoning Hearing Officer are appealable to the Planning Commission. The appeal fee is \$639.83 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the decision 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/zoning-hearing-officer>, the staff report and maps will be available on our website one week prior to meeting.

**NEXT MEETING:**

The next Zoning Hearing Officer meeting will be on October 16, 2014.

AGENDAPledge of Allegiance

**Oral Communications** to allow the public to address the Zoning Hearing Officer on any matter not on the agenda. If your subject is not on the agenda, the Zoning Hearing Officer will recognize you at this time. **Speakers are customarily limited to five minutes.** A speaker's slip is required.

CONSENT AGENDA

1. **Owner/ Applicant:** Janet Miller Abbott  
**File No.:** PLN1999-00754  
 Location: 1900 Bear Gulch Road, San Gregorio  
 Assessor's Parcel No.: 081-340-050

Consideration of the Renewal of a Farm Labor Housing Permit pursuant to Section 6353 of the County Zoning Regulations allowing one permanent farm labor housing unit on a 256 acre parcel. Application Deemed Complete: August 2012. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or [srosen@smcgov.org](mailto:srosen@smcgov.org).

2. **Owners/Applicants** George and Barbara Irish  
**File No.:** PLN2014-00149  
 Location: Buena Vista Street, Moss Beach  
 Assessor's Parcel No.: 037-061-060

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, and a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations, to confirm the legality of a 7,030 sq. ft. unimproved parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: May 2, 2014. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or [pbentley@smcgov.org](mailto:pbentley@smcgov.org).

REGULAR AGENDA

3. **Owner:** Helen Sattlemayer  
**Applicant:** Luis Barbosa  
**File No.:** PLN2014-00067  
 Location: Corner of Del Mar Avenue and Madrone Avenue, Moss Beach  
 Assessor's Parcel No.: 037-277-160

**NOTE:** This item may be continued to the October 16, 2014 Zoning Hearing

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the Zoning Regulations, and a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations, to confirm the legality of a 5,000 sq. ft. unimproved parcel. This item was continued from the August 21, 2014 Hearing. **Staff will be recommending that this item be continued to the October 16, 2014 hearing to allow for additional review of the parcel's title history.** This project is appealable to the California Coastal Commission. Application Deemed Complete: May 7, 2014. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or [pbentley@smcgov.org](mailto:pbentley@smcgov.org).

4. **Owner:** Joseph and Katie Morford  
**Applicant:** Farhad Mortazavi  
**File No.:** PLN2010-00101  
 Location: 4180 La Honda Road, La Honda  
 Assessor's Parcel No.: 082-120-150

Consideration of a an After-the-Fact Coastal Development Permit and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning regulations, to allow for the remodel and addition to an existing 2,081 sq. ft. single-family dwelling, and construction of an above-ground pool with deck and temporary tent structure, on a 4.11 acre parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: May 19, 2014. Please direct any questions to Project Planner James Castañeda, AICP at 650-363-1853 or [jcastaneda@smcgov.org](mailto:jcastaneda@smcgov.org).

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