



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

ZONING HEARING OFFICER AGENDA

Thursday, November 20, 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: drobenson@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 December 4, 2014.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA

Pledge 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:** Richard Dayton
File No.: PLN2014-00191
 Location: 340 13th Street, Montara
 Assessor's Parcel No.: 037-014-420

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County 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 6,000 sq. ft. unimproved parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: June 23, 2014. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

2. **Owner:** Stanford University
Applicant: Steve Webb
File No.: PLN2014-00010
 Location: 2718 Alpine Road, Portola Valley
 Assessor's Parcel No.: 074-480-130

Consideration of a Use Permit pursuant to Section 6500 of the County Zoning Regulations and a Grading Permit pursuant to Section 8600 of the County Ordinance Code, to allow the operation of the nonprofit animal charity "Jasper Ridge Farm." Application Deemed Complete: October 14, 2014. Please direct any questions to Project Planner Melissa Ross at (650) 599-1559 or mross@smcgov.org.

REGULAR AGENDA

3. **Owner/Appellant:** Pierre Berkaloff
File Number: VIO2014-00113
 Location: 3091 Oak Knoll Drive, Emerald Hills
 Assessor's Parcel No.: 058-267-150

Consideration of an appeal of a \$100 citation issued for the prohibited short-term rental of rooms occurring on this property at the time of the Citation and Notice of Violation issuances. The appeal was filed on September 19, 2014. Code Compliance Officer: Kate Foster. (650) 363-4825 or kfoster@smcgov.org.

4. **Owner:** 25 Estrada Palomar Park, LLC
Applicant: John Matthews Architecture
File No.: PLN2013-00376
 Location: 25 Estrada Place, Palomar Park
 Assessor's Parcel No.: 051-022-420

Consideration of Design Review and Grading Permit, pursuant to Section 6565.3 of San Mateo County Zoning Regulations and Section 8602 of the County Ordinance Code, respectively, to allow construction of a new 5,248 sq. ft. single-family residence (4,783 sq. ft.) with an attached (463 sq. ft.) garage, grading in the amount of 1,560 cubic yards, and removal of six trees on a 20,001 sq. ft. parcel. Application Deemed Complete: September 3, 2014. Please direct any questions to Project Planner Erica Adams at 650-363-1828 or eadams@smcgov.org.

Published in the San Mateo Times on November 8, 2014 and Half Moon Bay Review on November 12, 2014.