



**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, January 28, 2016
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 INTERIM ZONING HEARING OFFICER SECRETARY:

Janneth Lujan
Phone: 650/363-1859
Facsimile: 650/363-4849
Email: Planning-Zoning@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 February 4, 2016.

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.

REGULAR AGENDA

1. **Owner:** Dr. Craig Machado
Applicant: 539 Harbor, LLC
File Nos.: PLN 1999-00415 and PLN 2014-00391
Location: 539 Harbor Boulevard, Belmont
 Assessor's Parcel No.: 046-041-200

Consideration of a Kennel Renewal and Cattery Permit, pursuant to San Mateo County Ordinance Code 6.20, to allow the continued operation of a veterinary care and boarding facility which would allow for the overnight boarding of up to twenty (20) canines and ten (10) felines, and an Off-Street Parking Exception, pursuant to Section 6120 of the San Mateo County Zoning Regulations, located at 539 Harbor Boulevard, in the unincorporated Harbor Industrial area of San Mateo County. Please direct any questions to Project Planner Tiare Peña, at 650-363-1850 or tpeña@smcgov.org.

2. **Owner/Applicant:** Massoud Modjtched
File No.: PLN2014-00407
Location: 1741 and 1753 West Selby Lane, Sequoia Tract
 Assessor's Parcel No.: 069-353-270 and 069-353-280

Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide two (2) existing legal lots into three parcels, including Parcel A of 5,834 square feet (sq. ft.), Parcel B of 5,444 sq. ft., and Parcel C of 11,406 sq. ft., located at 1741 and 1753 West Selby Lane, in the unincorporated Sequoia Tract area of San Mateo County. Application deemed complete on January 8, 2016. Please direct any questions to Senior Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

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