



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 2, 2017

9:00 a.m.

REDWOOD CITY PUBLIC LIBRARY, COMMUNITY ROOM
1044 Middlefield Road, Redwood City

**NOTE: SPECIAL
MEETING TIME AND
LOCATION**

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:

Janneth Lujan, Executive Secretary

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 \$616.35 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 November 16, 2017.

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

9:00 a.m.

1. **Owner:** AK Development Enterprises LLC
Applicant: Andy Kwitowski
File No.: PLN2017-00076
 Location: 890 Berkeley Avenue, Menlo Oaks
 Assessor's Parcel No.: 062-190-060

Consideration of a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations, to subdivide a 42,727 sq. ft. parcel into two (2) lots, located at 890 Berkeley Avenue in the unincorporated Menlo Oaks area of San Mateo County. Application Deemed Complete: September 15, 2017. Please direct any questions to Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

2. **Owner:** Richard Rogers
File No.: VIO2015-00056; PLN2016-00195; PLN2016-00197
 Location: 4448 La Honda Road, San Gregorio
 Assessor's Parcel No.: 082-120-050

Consideration of an appeal of Administrative Fines, issued pursuant to Chapter 1.40 of the San Mateo County Ordinance Code, for: 1) Development, including, but not limited to, grading, erection of solid materials or structures, change in the intensity of land, and removal of major vegetation for other purposes than agriculture, without a Coastal Development Permit and Planned Agricultural Permit, in violation of County Zoning Regulations Sections 6328.4 and 6353; and 2) Major grading, road creation and land clearing without a Grading Permit, in violation of Section 9283 of the San Mateo County Ordinance Code (Regulations for Excavating, Grading, Filling and Clearing). The decision that will be made by the Zoning Hearing Officer is not appealable to the Planning Commission. Please direct any questions to Planning/Building Program Manager Wayne Hoss at (650) 395-8107 or WHoss@smcgov.org.

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 Half Moon Bay Review on October 25, 2017