



**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, December 20, 2018

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: 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 January 3, 2019.

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:** Kin Seto
File No.: PLN2017-00408
 Location: Bernal Avenue, Moss Beach
 APN's: 037-287-110

Consideration of a Coastal Development Permit and a Certificate of Compliance (Type B) to confirm the legality of the existing parcel. This project is appealable the California Coastal Commission. Application Deemed Complete: September 26, 2017. Please direct any questions to Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

2. **Owner:** Pacific Gas & Electric
Applicant: MODUS
File No.: PLN2018-00089, PLN2018-00090 and PLN2018-00092
 Location: 138 Valdeflores, 2866 Hillside Dr., Burlingame and 176 Canada Rd, Woodside
 APN: 027-063-090

Consideration of three Use Permits to install new Wireless Telecommunications Facilities on existing utility poles in the public right-of-way. Application Deemed Complete: August 22, 2018. Please direct any questions to Planner Tiare Pena at 650-363-1850 or tpena@smcgov.org. This item was continue form the December 6, 2018 meeting.

3. **Owner:** Sonia Picone
Applicant: Michael Picone
File No.: PLN2018-00298
 Location: 262 Santiago Avenue, Sequoia Tract
 Assessor's Parcel No.: 069-271-070

Consideration of a Use Permit to allow for the remodel and, a 206 sq. ft. addition to an existing non-conforming addition to a second dwelling unit. Application Deemed Complete: November 1, 2018. Please direct any questions to Planner Angel Chavez at 650-599-7217 or achavez@smcgov.org.

4. **Owner:** Louis Paoline
Applicant: ECR Partners
File No.: PLN2018-00194
 Location: 3001 El Camino Real, North Fair Oaks
 Assessor's Parcel No.: 060-273-210

Consideration of a Use Permit to allow the off-site parking through a shared parking arrangement with two nearby properties to meet the parking regulations triggered by the remodel and expansion of the Chantilly II restaurant. Application Deemed Complete: May 30, 2018. Please direct any questions to Planner Dave Holbrook at 650-363-1037 or dholbrook@smcgov.org.

