



**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, April 16, 2015
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	Planning Counter
Phone: 650/363-1862	455 County Center, 2nd Floor, Redwood City
Facsimile: 650/363-4849	Phone: 650/363-1825
Email: Planning-Zoning@smcgov.org	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 May 7, 2015.

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.

REGULAR AGENDA

1. **Owner:** PG&E
Applicant: Bill Stevens, Extenet
File No.: PLN2014-00395
Location: Public Right-of-Way in front of 150 Canada Vista, La Honda
Assessor's Parcel No.: N/A

Consideration of a Use Permit, pursuant to Sections 6405, 6500 and 6510 of the County Zoning Regulations, to allow replacement of an existing 37'-6" utility pole with a 53'-1" utility pole and wireless communications facility that exceeds the maximum height for such facilities in the R-/1/S-10 Zoning District, and consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. This item is continued from the March 19, 2015 Zoning Hearing. Application Deemed Complete: November 20, 2015. Please direct questions to Project Planner Steve Rosen at 650-363-1814 or srosen@smcgov.org.

2. **Owner:** PG&E
Applicant: Bill Stevens, Extenet
File No.: PLN2014-00396
Location: Public Right-of-Way in front of 170 Cuesta Real, La Honda
Assessor's Parcel No.: N/A

Consideration of a Use Permit, pursuant to Sections 6405, 6500 and 6510 of the County Zoning Regulations, to allow replacement of an existing 34'-0" utility pole with a 45'-10" utility pole and wireless communications facility that exceeds the maximum height for such facilities in the R-/1/S-10 Zoning District, and consideration of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. This item is continued from the March 19, 2015 Zoning Hearing. Application Deemed Complete: November 20, 2015. Please direct questions to Project Planner Steve Rosen at 650-363-1814 or srosen@smcgov.org.

3. **Owner:** William J. Gilmartin Jr. TR
Applicant: Stan Panko
File No.: PLN2014-00404
Location: 175 Glen Aulin Lane, unincorporated Burlingame Hills
Assessor's Parcel No.: 027-241-210

Consideration of a Minor Subdivision, pursuant to the County Subdivision Ordinance Section 7010, and Certification of a Mitigated Negative Declaration, to subdivide a 30,584 sq. ft. parcel into three parcels. Application Deemed Complete: February 26, 2015. Please direct questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

4. **Owner's:** Peter Kelly and John Tedesco
Applicant: Peter Kelly
File No.: PLN2014-00202
Location: 1590 and 1450 Purisima Creek Road, unincorporated Half Moon Bay
Assessor's Parcel No.: 066-190-020 and 066-190-050, respectively

Consideration of a Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 6328.7 and 6354 of the County Zoning Regulations, and a Lot Line Adjustment, pursuant to Section 7124 of the County Subdivision Regulations, to transfer 3.6 acres of land from a legal 112-acre parcel to a legal 0.6 acre parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: January 27, 2015. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org

5. **Owner:** Caltrans
Applicant: John Zaines, Sprint
File No.: PLN2001-00141
Location: 1-280 Freeway, Vista Point 2
Assessor's Parcel No.: 000-000-DEV (Public R-O-W, adjacent to 093-090-140)

Consideration of a Use Permit Renewal, pursuant to Sections 6500 and 6510, of the County Zoning Regulations, to allow the continued use of a wireless telecommunications facility consisting of two panel antennas on a 15-foot high monopole and associated equipment cabinets. Application Deemed Complete: February 24, 2015. Please direct any questions to Project Planner Rob Bartoli at 650-or 363-1857 rbartoli@smcgov.org

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