



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, May 7, 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

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 \$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 21, 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.

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:** Francois Jouaux
File No.: PLN2013-00044
 Location: La Honda Road, Woodside
 Assessor's Parcel No.: 078-190-200

Consideration of a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations to confirm the legality of the land division that created the subject parcel. Application Deemed Complete: February 10, 2015. Please direct questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

2. **Owners/ Applicants:** Mel and Marguerite Casey
File No.: PLN2015-00082
 Location: Glenloch Way, Emerald Lake Hills
 Assessor's Parcel No.: 068-022-600

Consideration of a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations to confirm the legality of the land division that created the subject parcel. Application Deemed Complete: April 9, 2015. Please direct questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

- 3.. **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. This was continued from the April 16, 2015 Zoning Hearing Officer Meeting. Application Deemed Complete: February 24, 2015. Please direct any questions to Project Planner Rob Bartoli at 650-or 363-1857 rbartoli@smcgov.org

4. **Owner:** Brian Henderson and Barbara Hefferon
Applicant: Jeffry Graham Architects
File No.: PLN2014-00466
 Location: 2000 Camino A Los Cerros, West Menlo Park
 Assessor's Parcel No.: 074-021-010

Consideration of Non-Conforming Use Permit, pursuant to Section 6137 of the County Zoning regulations, to (1) allow for a second story addition to encroach into the left side yard resulting is a 7.75 foot setback where 5 ft. is required; (2) to allow the proposed second story additions to encroach into the required daylight plane,; and (3) to allow the single-car carport to be enclosed as a garage and for the height to be increased to accommodate a car lift for tandem parking where there is a 6 foot setback where 20 feet is required on a legal non-conforming sized parcel. Application Deemed Complete: February 23, 2015. Please direct any questions to Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org