



## 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, September 1, 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 ZONING HEARING OFFICER SECRETARY:**

Debra Robinson

Phone: 650/363-1862

Facsimile: 650/363-4849

Email: [Planning-Zoning@smcgov.org](mailto: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](http://planning.smcgov.org/zoning-hearing-officer), 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 **September 15, 2016**

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#### **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

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CONSENT AGENDA

For items #1 through #13, please contact Project Planner Rob Bartoli at 650-363-1857 or [rbartoli@smcgov.org](mailto:rbartoli@smcgov.org).

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1. **Owner:** Bernard Burns  
**Applicant:** John Muzzi  
**File No.:** PLN1999-00045  
 Location: 2550 Pescadero Creek Road, Pescadero  
 Assessor's Parcel No.: 087-042-090

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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2. **Owner/ Applicant:** Peter Vanos  
**File No.:** PLN1999-00109  
 Location: 429 North Street, Pescadero  
 Assessor's Parcel No.: 087-042-010

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of six mobile homes for farm labor housing. Application Deemed Complete: May 1, 2016.

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3. **Owner/Applicant:** Rhodes Randolph  
**File No.:** PLN1999-00329  
 Location: 3215-3217 Bear Gulch Road, Woodside  
 Assessor's Parcel No.: 081-170-060

Consideration of a Use Permit renewal, pursuant to Sections 6905 and 6500 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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4. **Owner/Applicant:** Raveill Deniz  
**File No.:** PLN1999-00386  
 Location: 746 Tunitas Creek Road, Half Moon Bay  
 Assessor's Parcel No.: 081-070-110

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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5. **Owner/Applicant:** Geoffrey Allen  
**File No.:** PLN1999-00458  
 Location: 1001 Ranch Road, Pescadero  
 Assessor's Parcel No.: 089-110-180

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of three mobile homes and one house for farm labor housing. Application Deemed Complete: May 1, 2016.

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6. **Owner:** Potrero Nuevo Farm LLC  
**Applicant:** Christine Pielenz  
**File No.:** PLN1999-00473  
 Location: 1045 Tunitas Creek Road, Half Moon Bay  
 Assessor's Parcel No.: 081-070-100

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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7. **Owner/Applicant:** Mary Sinclitico  
**File No.:** PLN1999-00496  
 Location: 301 Ranch Road West, Pescadero  
 Assessor's Parcel No.: 087-090-040

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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8. **Owner:** Todd Gelfand  
**Applicant:** David Abrevaya  
**File No.:** PLN1999-00508  
 Location: 2700 Purisima Creek Road, Half Moon Bay  
 Assessor's Parcel No.: 066-220-020

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of two permanent houses for farm labor housing. Application Deemed Complete: May 1, 2016.

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9. **Owner/ Applicant:** Peter Vanos  
**File No.:** PLN1999-00529  
 Location: 370 Butano Cut-Off Road, Pescadero  
 Assessor's Parcel No.: 087-053-020

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of two mobile homes for farm labor housing. Application Deemed Complete: May 1, 2016.

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10. **Owner/ Applicant:** William Deeney  
**File No.:** PLN1999-00548  
 Location: 1690 Tunitas Creek Road, Half Moon Bay  
 Assessor's Parcel No.: 081-080-020

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home for farm labor housing. Application Deemed Complete: May 1, 2016.

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11. **Owner/ Applicant:** Michael Jacobs  
**File No.:** PLN1999-00691  
 Location: 2450 Pescadero Creek Road, Pescadero  
 Assessor's Parcel No.: 087-150-270

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of one mobile home and five permanent houses for farm labor housing. Application Deemed Complete: May 1, 2016.

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12. **Owner/ Applicant:** Duane Myers  
**File No.:** PLN1999-00907  
 Location: 2975 Cloverdale Road, Pescadero  
 Assessor's Parcel No.: 087-220-150

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of two mobile homes for farm labor housing. Application Deemed Complete: May 1, 2016.

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13. **Owner/Applicant:** B. J. Burns  
**File No.:** PLN2000-00878  
 Location: 211-243 Butano Road, Pescadero  
 Assessor's Parcel No.: 087-080-080

Consideration of a PAD renewal, pursuant to Section 6353 of the County Zoning Regulations to allow the continued use of seven mobile homes and two barracks for farm labor housing. Application Deemed Complete: May 1, 2016.

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#### REGULAR AGENDA

14. **Owner:** Rosalie Morosani & Paul Collacchi  
**Applicant:** Robert Waterman  
 File No.: PLN2016-00177  
 Location: 1 Lake Court, Emerald Lake Hills  
 Assessor's Parcel No.: 057-143-350

Consideration of a Use Permit, pursuant to Sections 6428 of the County Zoning Regulations, to construct a second dwelling above an existing two-car garage. Application Deemed Complete: June 29, 2016. Please direct any questions to Project Planner Carmelisa Morales at 650-363-1873 or [cmorales@smcgov.org](mailto:cmorales@smcgov.org)

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15. **Owner:** 57 Berkshire Partners LLC  
**Applicant:** Andrew Young  
 File No.: PLN2015-00038  
 Location: 57 Berkshire Ave., unincorporated Redwood City  
 Assessor's Parcel No.: 054-283-280

Consideration of a Non-Conforming Use Permit, pursuant to Sections 6135 and 6137 of the County Zoning Regulations, to legalize a non-conforming laundry room addition to an existing non-conforming apartment building. Application Deemed Complete: March 18, 2016. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

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