



**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, October 20, 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, 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 3, 2016.

## 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.

## CONSENT AGENDA

1. Owner: Timothy E. Patterson  
 Applicant: Pete Earnshaw  
 File No.: PLN2016-00222  
 Location: Cedar Street, Montara, CA  
 Assessor's Parcel No.: 036-132-210

Consideration of a Certificate of Compliance, Type "B", for a 6,975 sq. ft. Parcel 036-132-210, (Lots 12-16) created as part of "Hotel Addition to Montara", recorded December 21, 1908; Zoning RM-C2. This project is appealable to the California Coastal Commission. Application Deemed Complete: August 29, 2016. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or [pbentley@smcgov.org](mailto:pbentley@smcgov.org).

2. Owner: Odyssey School  
 Applicant: Ellen Byrd  
 File No.: PLN2002-00650  
 Location: 201 Polhemus Road, San Mateo, CA94402  
 Assessor's Parcel No.: 038-131-020

Consideration of a Use Permit Renewal, pursuant to Sections 6500 of the County Zoning Regulations, to allow the continued operation of a private middle school with a maximum enrollment of 45 students. Application Deemed Complete: August 1, 2016. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or [tpeña@smcgov.org](mailto:tpeña@smcgov.org).

## REGULAR AGENDA

3. Owner/ Applicant: PDG, Inc.  
 File No.: PLN2016-00216  
 Location: Public Right-Of-Way in front of 231 Cuesta Real, La Honda  
 Assessor's Parcel No.: 000-000-LAH

Consideration of a Use Permit, pursuant to Sections 6500 and 6510 of the Zoning Regulations to replace an existing 38'7" utility pole with a new 47'6" joint utility pole and install a new wireless telecommunications facility on the new pole. Application Deemed Complete: August 2, 2016. Please direct any questions to Project Planner Carmelisa Morales at 650-363-1873 or [CJMorales@smcgov.org](mailto:CJMorales@smcgov.org).

4. Owner: Shawn Trainer  
 Applicant: Mary Dunlap  
 File No.: PLN2015-00233  
 Location: 341 Berkshire Avenue, North Fair Oaks  
 Assessor's Parcel No.: 054-205-010

Consideration of Non-Conforming Use Permit, pursuant to Sections 6135 and 6133.3 of the County Zoning Regulations, to allow the construction of a new 2,023 sq. ft. two-story single family residence with an attached 447 sq. ft. two-car garage on a non-conforming 3,351 sq. ft. R-3/S5 zoned parcel. Application Deemed Complete: May 26, 2016. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or [tpeña@smcgov.org](mailto:tpeña@smcgov.org).

5. Owner: Mario Despres  
 Applicant: T-Mobile  
 File No.: PLN2003-00058  
 Location: 723 Marsh Road, North Fair Oaks  
 Assessor's Parcel No.: 060-143-320

Consideration of Use Permit Amendment and Renewal pursuant to Sections 6500 and 6512.6 of the County Zoning Regulations, to allow the continued operation of an existing wireless communications facility and to allow rooftop antenna replacement. Application Deemed Complete: May 18, 2016. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).