



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 August 3, 2017
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:

Janneth Lujan, Executive Secretary	Planning Counter
Phone: 650/363-1859	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 \$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 on August 17, 2017.

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

10:00 a.m.

1. **Owner:** Ian Adamson
Applicant: Mateo Lodge, Inc.
File No.: PLN1999-00562
Location: 695 5th Ave., North Fair Oaks
Assessor's Parcel No.: 060-034-030

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of a residential care home for thirteen (13) ambulatory adults. Application Deemed Complete: February 17, 2017. Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

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

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of a private middle school with a maximum enrollment of 45 students. Application Deemed Complete: June 17, 2017. Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

REGULAR AGENDA

10:00 a.m.

3. **Owner:** Stillpath Retreat Center
Applicant: Raymond Blatt
File No.: PLN2006-00181
Location: 16350 Skyline Blvd., unincorporated Woodside
Assessor's Parcel No.: 067-012-050

Consideration of a Use Permit renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, for the continued operation of a retreat center; no expansion or change of use proposed with the renewal. Application Deemed Complete: March 30, 2017. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

4. **Owner:** Troy Adams
Applicant: Kelly Cady
File No.: PLN2017-00061
Location: 855 Barron Avenue, North Fair Oaks
Assessor's Parcel No.: 054-171-060

Consideration of a Use Permit pursuant to Sections 6120 and 6261 of the County Zoning Regulations to convert an office into a manager's residential unit and a parking exception to allow one uncovered parking space where one covered parking space is required for the residential unit within an existing building in a mobile home park. Application Deemed Complete: May 10, 2017. Please direct any questions to Project Planner Carmelisa Morales at 650-363-1873 or CJMorales@smcgov.org.

5. **Owner:** Nathan and Mina Fisher
Applicant: Andrew Young
File No.: PLN2015-00511
Location: 220 Ware Road, unincorporated Woodside
Assessor's Parcel No.: 067-050-040

Consideration of a Grading Permit, pursuant to Sections 9283 of the County Ordinance Code, for 2,695 cubic yards of grading to construct a 2,473 sq. ft. three-story addition to an existing two-story single-family residence and associated improvements. Application Deemed Complete: July 14, 2017. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

6. **Owner/Applicant:** Peninsula Open Space Trust
File No.: PLN2015-00413
Location: 4309 Cloverdale Road, Pescadero
Assessor's Parcel Nos.: 086-270-010, 087-190-010

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 Of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, and certification of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), for bridge repairs done in September 2015 and replacement of the bridge with a new 20-ft. wide free spanning bridge over Butano Creek on Giannini Ranch. The project includes the removal of 2 trees. The project is appealable to the California Coastal Commission. Application Deemed Complete: June 5, 2017. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

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