



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 5, 2018

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 \$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 April 19, 2018.

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/Applicant:** Ned Brasher
File No.: PLN2016-00403
 Location: Bay View Road and Hermosa Road, Montara
 APN: 036-231-100 and 036-231-090

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations and a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations, to confirm the legality of an unimproved 17,378 sq. ft. parcel. The project is appealable to the California Coastal Commission. Application Deemed Complete: October 19, 2017. Please direct any questions to Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

2. **Owner:** Leland Stanford Jr. University
Applicant: Rachel Bejerano
File No.: PLN2017-00530
 Location: 15 Happy Hollow, 40 & 43 Sneckner Ct. and an undeveloped Stanford property
 APN: APN 074-290-130, 074-290-500, 074-290-600, 074-290-620

Consideration of a Grading Permit, pursuant to Section 9290 of the County Ordinance Code, for the removal of the Lagunita Diversion Dam within San Francisquito Creek and restoration of creek channel in the Stanford Weekend Acres area of unincorporated San Mateo County. The project is located on properties in both Santa Clara and San Mateo Counties and, within San Mateo County, involves 763 cubic yards (c.y.) of cut, 2,390 c.y. of fill, land clearing, and the removal of one (1) significant tree. The project area, which extends approximately 480 linear feet along San Francisquito Creek, includes work on 4 parcels in the County (APN 074-290-130 owned by Stanford University and 15 Happy Hollow Lane, 40 Sneckner Ct., and 43 Sneckner Ct. which are privately owned). Application Deemed Complete: February 1, 2018. Please direct any questions to Planner Camille Leung at 650-363-1826 or cleung@smcgov.org.

REGULAR AGENDA

3. **Owner/Applicant:** Ehsan Kameli
File No.: PLN2017-00517
 Location: 338 Rutherford Avenue, Sequoia Tract
 APN: 069-321-260

Consideration of a Non-Conforming Use Permit, pursuant to Section 6133 and 6173 of the County Zoning Regulations, to enlarge an existing non-conforming single family residence on a non-conforming parcel, by adding 180 sq. ft. to the first floor, while maintaining non-conforming side yard setbacks of 2 ft. (right side) and 3 ft. (left side) where 5 ft. is the minimum required side yard setbacks; a new 698 sq. ft. second story which will encroach into the 16/45° daylight plane; and to allow the second required parking space to be uncovered and tandem to an existing one-car garage; on a non-conforming 2,549 sq. ft. parcel. Application Deemed Complete: January 26, 2018. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org. This item was continued from the March 15, 2018 Zoning Hearing.

4. **Owner/Applicant:** Bruce Nixon
File No.: PLN2017-00489
 Location: 062-263-120
 APN: 127 Madison Way, Menlo Oaks

Consideration of a Use Permit, pursuant to Section 6500 of the County Zoning Regulations, to allow for a reduced rear yard setback for a one-story, 702 sq. ft. Second Dwelling Unit located at 127 Madison Way (formerly 400 Menlo Oaks) in the unincorporated Menlo Oaks community of San Mateo County. Application Deemed Complete: January 18, 2018. Please direct any questions to Planner Bryan Albini at 650-363-1807 or balbini@smcgov.org.

Published in the San Mateo Times on March 24, 2018 and Half Moon Bay Review on March 28, 2018