



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 4, 2018

10:00 a.m.

*** PACIFIC ROOM**

THIRD FLOOR

455 County Center, Redwood City

***Note Venue Change**

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: drobinson@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 October 18, 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:** Synod of Bishops of the Russian Orthodox Church
Applicant: Nicholas Loukianoff
File No.: PLN2018-00131
Location: Vermont Street, Moss Beach
APN: 037-143-020

Consideration of a Minor Subdivision and Coastal Development Permit to divide a 15,584 sq. ft. parcel into three parcels of; 5,195 sq. ft., 5,195 sq. ft. and 5,194 sq. ft.. This project is appealable to the California Coastal Commission. Application Deemed Complete: August 1, 2018. Please direct any questions to Planner Pet Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

2. **Owner/ Applicant:** Octavio Burgarin
File No.: PLN2017-00206
Location: 465 5th Avenue, North Fair Oaks
APN: 060-071-040

Consideration of a Use Permit to allow a reduced rear yard setback for a one-story, 570 sq. ft. Second Dwelling Unit. Application Deemed Complete: July 18, 2018. Please direct any questions to Planner Bryan Albini at 650-363-1807 or balbini@smcgov.org.

3. **Owner/ Applicant:** Michelle Dragony
File No.: PLN2017-00485
Location: Vassar Avenue, Princeton
APN: 047-034-070

Consideration of a Coastal Development Permit, Non-Conforming Use Permit, Design Review Permit and a Certificate of Compliance to legalize an undeveloped substandard-sized 2,285 sq. ft. parcel and to allow the operation of a beach club facility for Coastside Beach Club members, including an off-street parking exception to waive the required three (3) off-street parking spaces. This project is appealable to the California Coastal Commission. Application Deemed Complete: August 3, 2018. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

4. **Owner:** Tono Aspinall
Applicant: Judith Mattingly
File No.: PLN2018-00132
Location: 599 Skyline Boulevard, unincorporated Daly City
APN: 002-012-060 and 002-012-050

Consideration of a Non-Conforming Use Permit and a Design Review Permit Exemption to convert an existing basement to a recreational room, workshop, bathroom and laundry room of an existing legal non-conforming single-family residence. Application Deemed Complete: August 8, 2018. Please direct any questions to Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.

5. **Owner/Applicant:** Joachim Stohr
File No.: PLN2017-00390
Location: 3452 Oak Knoll Drive, Emerald Lake Hills
APN: 057-171-050

Consideration of a Non-Conforming Use Permit and Design Review Exemption to enlarge an existing non-conforming residence on a non-conforming parcel by legalizing approximately 508 sq. ft. of unpermitted deck work. The project proposes a left and right side yard setback of 1 foot (where 7.5 ft. is the minimum) and an 8% increase in permitted lot coverage from 48.56% to 56.54%, where the maximum allowed lot coverage in the Residential Hillside (RH) Zoning District is 25%. Application Deemed Complete: June 20, 2018. Please direct any questions to Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.

Published in the San Mateo Times on September 22, 2018 and Half Moon Bay Review on September 26, 2018