



**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

**REVISED
ZONING HEARING OFFICER AGENDA
October 18, 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 November 1, 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.

REGULAR AGENDA

1. **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. This item was continued from the October 4, 2018 Zoning Hearing Officer Meeting. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.
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2. **Owner/Appellant** Edward Bixby II/Purissima Cemetery
File No.: VIO2017-00320
 Location: 1165 Verde Road, unincorporated Half Moon Bay
 APN: 066-180-060
- Consideration of an Appeal of Administrative Citation VIO2017-00320-001, issued May 3, 2018 pursuant to Chapter 1.40 of the San Mateo County Ordinance Code for: development at the Purissima Cemetery without a Coastal Development Permit and use of the Purissima Cemetery, including but not limited to enlargement of a non-conforming use, structure or situation without a Use Permit. Appeal Filed: July 17, 2018. Please direct any questions to Code Compliance Officer Tim Sullivan at 650-599-5901 or tjsullivan@smcgov.org.
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3. **Owner:** Anne M. Oaks
Applicant: Randy Kinghorn
File No.: PLN2018-00135
 Location: Stanford Avenue, Princeton
 APN: 047-016-010
- Consideration of a Coastal Development Permit, Use Permit, including a Non-Conforming Use Permit, Design Review Permit and a Certificate of Compliance (Type B) to legalize an undeveloped substandard-sized 4,044 sq. ft. parcel and allow the property to be used for outdoor storage contained within 6-foot tall perimeter fencing, at the corner of Airport Street, Cornell Avenue, and Stanford Avenue. The project is appealable to the California Coastal Commission. Application Deemed Complete: July 9, 2018. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.
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4. **Owner:** Joint Pole Authority/PG&E
Applicant: Modus/Verizon/Cerrato
File No.: PLN2018-00196
 Location: Crestview Drive and Edgewood Road, Emerald Lake Hills
 APN: Right-of-Way adjacent to 093-150-040
- Consideration of a Use Permit to install a new wireless telecommunication facility on a replacement utility pole in the public right-of-way. Application Deemed Complete: August 21, 2018. Please direct any questions to Planner Bryan Albini at 650-3631807 or balbini@smcgov.org.
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5. **Owner:** Joint Pole Authority/PG&E
Applicant: Modus/ATT/McLester
File No.: PLN2018-00167
 Location: Right-of-Way fronting 2056 Santa Cruz Avenue, unincorporated West Menlo Park
 APN: Right-of-Way fronting 074-091-120
- Consideration of a Use Permit to install a new wireless telecommunication facility on an existing pole in the public right-of-way. Application Deemed Complete: August 31, 2018. Please direct any questions to Planner Bryan Albini at 650-3631807 or balbini@smcgov.org.

Published in the San Mateo Times on October 6, 2018 and Half Moon Bay Review on October 10, 2018