



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 May 18, 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:

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 on June 8, 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.

REGULAR AGENDA

10:00 a.m.

- 1. **Owner:** Jane Jian, Gfl Group, Inc.
Applicant: Davide Giannella, Acadia Architect
File No.: PLN2016-00111
Location: Bear Gulch Road, unincorporated Woodside
Assessor's Parcel No.: 072-240-230

Consideration of a Resource Management (RM) Permit and Use Permit, pursuant to Sections 6313 and 6431, respectively, of the County Zoning Regulations, 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), to construct a new single-family residence with an attached 3-car garage, an attached second unit, a detached pool house, a pool and hot tub, and an outdoor kitchen/BBQ area on a legal, undeveloped 5-acre parcel on Bear Gulch Road in the unincorporated area of Woodside. The project involves 1,150 cubic yards of grading and the removal of 17 significant trees. A Use Permit is required to exceed the maximum allowed size for a second unit. Application Deemed Complete: February 3, 2017. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

- 2. Consideration of nine Use Permits, pursuant to Sections 6500 and 6510 of the San Mateo County Zoning Regulations, to install new wireless telecommunications facilities on existing joint utility poles located in the public right-of-way in front of: (1) 668 4th Avenue, (2) 600 Oakside Avenue, (3) 2949 Edison Way, (4) 617 3rd Avenue, (5) 650 2nd Avenue, (6) 599 4th Avenue, (7) 718 5th Avenue, (8) 3017 Fair Oaks Avenue, and (9) 612 5th Avenue in the unincorporated North Fair Oaks area of San Mateo County. Application Deemed Complete: January 20, 2017. Please direct any questions to Project Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.

Owner: Joint Pole Authority
Applicant: Mike Mangiantini for Extenet

File Nos.:	Location
PLN 2016-00502	Public Right-of-Way in front of 668 4 th Avenue, North Fair Oaks (APN 060-034-110)
PLN 2016-00503	Public Right-of-Way in front 600 Oakside Avenue , North Fair Oaks (APN 054-251-310)
PLN 2016-00504	Public Right-of-Way in front 2494 Edison Way, North Fair Oaks (APN 060-041-110)
PLN 2016-00505	Public Right-of-Way in front 617 3rd Avenue , North Fair Oaks (APN 060-032-130)
PLN 2016-00506	Public Right-of-Way in front 650 2nd Avenue , North Fair Oaks (APN 060-032-230)
PLN 2016-00507	Public Right-of-Way in front 599 4th Avenue , North Fair Oaks (APN 060-057-010)
PLN 2016-00508	Public Right-of-Way in front 718 5th Avenue , North Fair Oaks (APN 060-015-150)
PLN 2016-00531	Public Right-of-Way in front 3017 Fair Oaks Avenue , North Fair Oaks (APN 060-012-310)
PLN 2016-00532	Public Right-of-Way in front 612 5th Avenue , North Fair Oaks (APN 060-035-060)

3. Five Use Permits to allow the installation and operation of wireless telecommunications facilities on existing joint utility poles located in the public right-of-way. The projects are closely grouped together and are located in front of: (1) 111 Dumbarton Avenue, (2) 2823 Devonshire Avenue, (3) 2753 Devonshire Avenue, (4) 2797 Blenheim Avenue, and (5) 2760 Marlborough Avenue, in the unincorporated North Fair Oaks area of San Mateo County. Application Deemed Complete: January 20, 2017. Please direct any questions to Project Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.

Owner: Joint Pole Authority
Applicant: Mike Mangiantini for Extenet

File Nos.:	Location
PLN 2016-00509	Public Right-of-Way in front of 111 Dumbarton Avenue , North Fair Oaks (APN 054-274-140)
PLN 2016-00510	Public Right-of-Way in front of 2823 Devonshire Avenue , North Fair Oaks (APN 054-281-210)
PLN 2016-00511	Public Right-of-Way in front of 2753 Devonshire Avenue , North Fair Oaks (APN 054-273-190)
PLN 2016-00512	Public Right-of-Way in front of 2797 Blenheim Avenue , North Fair Oaks (APN 054-276-330)
PLN 2016-00513	Public Right-of-Way in front of 2760 Marlborough Avenue , North Fair Oaks (APN 054-275-050)

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