



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 18, 2019
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 May 2, 2019.

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:** Seahawk Ranch Corporation
Applicant: Gordon Bell, (J5 Infrastructure Partners) for AT&T
File No.: PLN2003-00505
Location: One Meyn Road, Unincorporated Half Moon Bay
APN: 066-310-220

Consideration of a Use Permit Amendment, Coastal Development Permit and Architectural Review to allow the modification of an existing Telecommunications facility located on an existing 198-foot transmission tower. Application Deemed Complete: December 28, 2019. Please direct questions to Mike Schaller at 650-363-1849 or mschaller@smcgov.org.

REGULAR AGENDA

2. **Owner:** Bethany Lutheran Church of Menlo Park
Applicant: Tim Shockey for Fergus Garber Young Architects
File No.: PLN2017-00089
Location: 1095 Cloud Avenue, West Menlo Park
APN: 074-081-210

Consideration of a Use Permit Amendment to allow a reduction in the number of off-street parking spaces on a parcel currently developed with a church, pre-school, and residential uses. Application Deemed Complete: January 2, 2019. Please direct questions to Angela Chavez at 650-599-7217 or achavez@smcgov.org.

3. **Owner:** Jane Jian, Gfl Group, Inc.
Applicant: Davide Giannella, Acadia Architecture
File No.: PLN2016-00111
Location: Bear Gulch Road, Unincorporated Woodside
APN: 072-240-230

Consideration of an Amendment to a Resource Management Permit, Use Permit, Grading Permit and adoption of subsequent Mitigated Negative Declaration for modifications to the Zoning Hearing Officer's May 18, 2017 approval for a new single-family residence with an attached second unit, and ancillary improvements on a legal, undeveloped 5-acre parcel. The Use Permit Amendment is required to exceed the maximum size for a second unit. Application Deemed Complete: October 12, 2018. Please direct questions to Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

4. **Owner's/Applicant's:** Ryan Atkins and Meghan Concra
File No.: PLN2016-00150
Location: 489 Kebet Ridge Road, Unincorporated Woodside
APN: 075 321-220

Consideration of an Amendment to a Resource Management Permit, Grading Permit and adoption of subsequent Mitigated Negative Declaration for modifications to the Community Development Director's June 23, 2017 approval for a new single-family residence and ancillary improvements on a legal, undeveloped 18.4-acre parcel. Application Deemed Complete: December 20, 2018. Please direct questions to Summer Burlison at 650-363-1815 or sburlison@smcgov.org.