



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 16, 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 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	Planning Counter
Phone: 650/363-1862	455 County Center, 2nd Floor, Redwood City
Facsimile: 650/363-4849	Phone: 650/363-1825
Email: drobenson@smcgov.org	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:

Most 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 <https://planning.smcgov.org/zoning-hearing-officer>. The staff report and maps will be available on our website one week prior to the meeting.

NEXT MEETING: The next Zoning Hearing Officer meeting will be June 6, 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/Applicant:** Paul W. Fassinger
File No.: PLN2018-00299
 Location: Madrone Avenue, El Granada
 APN: 047-074-250
 Consideration of a Coastal Development Permit and a Certificate of Compliance (Type B) to confirm the legality of the existing parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: November 21, 2018. Please direct questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.
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2. **Owner/Applicant:** Paul Moody
File No.: PLN2018-00321
 Location: 882 Stetson Street, El Granada
 APN: 037-144-260
 Consideration of a Coastal Development Permit and a Certificate of Compliance (Type B) to confirm the legality of the existing parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: November 21, 2018. Please direct questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.
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- REGULAR AGENDA**
3. **Owner/Applicant:** Lu Hongche
File No.: PLN2018-00275
 Location: 667 18th Avenue, North Fair Oaks
 APN: 060-142-020
 Consideration of a Use Permit to legalize the conversion of a 466 sq. ft. accessory structure into a Second Dwelling Unit with reduced side yard and rear yard setbacks. Application Deemed Complete: February 21, 2019 Please direct questions to Project Planner Bryan Albini at 650-363-1807 or balbini@smcgov.org.
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4. **Owner/Applicant:** DWD Properties
File No.: PLN2019-00004
 Location: 2141 Mills Avenue, West Menlo Park
 APN: 074-022-170
 Consideration of a Minor Subdivision to subdivide a 10,054 sq. ft. parcel into two 5,027 sq. ft. parcels. This project includes the removal of five significant trees. Application Deemed Complete: February 15, 2019. Please direct questions to Project Planner Kanoa Kelly at 650-363-1873 or kkelly@smcgov.org.
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5. **Owner:** Manking Mai/Goldsilverisland Properties, LLC
Applicant: Ying-Min Li
File No.: PLN2018-00438
 Location: 611 12th Avenue, North Fair Oaks
 APN: 060-122-110
 Consideration of a Minor Subdivision, to subdivide an existing 10,717-square-foot parcel into two parcels (5,359 sq. ft. and 5,358 sq. ft.). Project includes demolition of an existing one-story, 1,500-square-foot residential structure, 520-square-foot detached carport with attached shed, and three small stand-alone sheds (80 square feet, 88 square feet, and 72 square feet). Application Deemed Complete: February 8, 2019. Please direct questions to Project Planner Renée Ananda at 650-599-1554 or rananda@smcgov.org.
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6. **Owner:** PG&E
Applicant: MODUS
File No.: PLN2018-00079
 Location: 1175 Parrott Drive, San Mateo Highlands
 APN: Adjacent to 038-130-120
 Consideration of a Use Permit to install a new wireless telecommunication facility on an existing joint utility pole located in the public right-of-way in front of 1175 Parrott Drive. This item was continued from the November 15, 2018 Zoning Hearing Officer meeting to allow the public additional time to review the application. Application Deemed Complete: September 24, 2018. Please direct questions to Project Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.
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