

ZONING HEARING OFFICER AGENDA
Thursday, August 19, 2021
10:00 a.m.
****** BY VIDEO CONFERENCE ONLY******
<https://smcgov.zoom.us/j/92322871819>

The August 19, 2021 Zoning Hearing Officer meeting may be accessed through Zoom online at Please click the link below to join the webinar: <https://smcgov.zoom.us/j/92322871819>. The meeting ID is: **92322871819**. This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: **92322871819** then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday August 19, 2021 at 10:00 a.m. **** BY VIDEOCONFERENCE ONLY****

CORRESPONDENCE TO THE ZONING HEARING OFFICER SECRETARY:

Debra Robinson	Planning Department
Phone: 650/363-1862	455 County Center, 2nd Floor, Redwood City
Facsimile: 650/363-4849	Phone: 650/363-1825
Email: Planning-Zoning@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 the 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. The original or a computer-generated copy of a photograph 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 by contacting Debra Robinson at drobenson@smcgov.org. **The appeal date for this meeting is September 2, 2021.**

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 is September 2, 2021.

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.**

REGULAR AGENDA

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|------------|----------------------------|
| 1. Owner: | Damien Gerard |
| Applicant: | Mighty Buildings, Ken Bane |
| File No.: | PLN 2020-00466 |
| Location: | 526 Bay Road, Menlo Oaks |
| APN: | 062-160-180 |

Consideration of a Use Permit, pursuant to Section 6431 of the San Mateo County Zoning Regulations, for the construction of an 1,176 sq. ft. detached accessory dwelling unit where 800 sq. ft. is the maximum allowed size on the 16,117 sq. ft. parcel; minimal grading and no tree removal is required. Application Deemed Complete: July 13, 2021. Please direct any questions to Summer Burlison at sburlison@smcgov.org

2. Owner: Pacific Bell Telephone Company (AT&T)
Applicant: Epic Wireless, Eric Lentz
File No.: PLN 2021-00082
Location: 740 Etheldore Street, Moss Beach
APN: 037-097-999

Consideration of a Coastal Development Permit, Use Permit, and Design Review, pursuant to Sections 6328.4, 6512.1, and 6565.3 of the San Mateo County Zoning Regulations, respectively, for a new telecommunications facility (AT&T) with 6 antennas on top of an existing commercial building screened behind a new roof parapet and associated ground equipment in the side yard, including an emergency back-up generator. The Coastal Development Permit is appealable to the California Coastal Commission. Application Deemed Complete: May 20, 2021. Please direct any questions to Summer Burlison at sburlison@smcgov.org

Agenda Published in the San Mateo Times on August 7, 2021, 2021