



**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, September 3, 2015  
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 \$639.83 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 September 17, 2015.

**IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.**

### 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:** Edmund Jin  
**Applicant:** Daniel Silveira  
**File No.:** PLN2015-00112  
 Location: Adjacent to 9 Avenue Alhambra, El Granada  
 Assessor's Parcel No.: 047-043-240

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and a Certificate of Compliance (Type B) pursuant to Section 7134.2 of the County Subdivision Regulations, to confirm the legality of a single parcel, consisting of three (3) individual lots. This project is appealable to the California Coastal Commission. Application Deemed Complete: July 29, 2015. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or [pbentely@smcgov.org](mailto:pbentely@smcgov.org)

### REGULAR AGENDA

2. **Owner:** Corey and Toni Vian  
**Applicant:** California Water Service Company  
**File No.:** PLN2014-00076  
 Location: Easement adjacent to Loma Court, at 24 Loma Drive, Palomar Park  
 Assessor's Parcel No.: 051-472-080

Consideration of a Use Permit, pursuant to Chapter 24 of the County Zoning Regulations, to allow the California Water Service Company to construct a 20,000-gallon steel water storage tank, 18.5 feet tall, to replace two 15,000-gallon redwood water tanks, demolished in 2008, and the improvement of a parking area on Loma Court adjacent to the tank. This item is continued from the February 19, 2015, meeting. Application Deemed Complete: January 22, 2015. Please direct any questions to Project Planner Steven Rosen at 650-363-1814 or [srosen@smcgov.org](mailto:srosen@smcgov.org)

Published in the San Mateo Times on August 22, 2015 and Half Moon Bay Review on August 26, 2015.