



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 June 15, 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 July 6, 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.

CONSENT AGENDA

10:00 a.m.

1. **Owner/Applicant:** Jane Catterson
File No.: PLN2017-00124
 Location: Los Trancos Circle- Adjacent to 159 Los Trancos Circle
 Assessor's Parcel No.: 080-091-150

Consideration of a Certificate of Compliance (Type B) to legalize an existing 7,300 sq. ft. undeveloped parcel pursuant to Section 7134.2 of the County Subdivision Regulations, located adjacent to 159 Los Trancos Circle in the unincorporated Los Trancos Woods area of San Mateo County. Application Deemed Complete: March 24, 2017. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

10:00 a.m.

2. **Owner/Applicant:** Robert and Laura Caplan
File No.: PLN2016-00114
 Location: 790 12th Avenue, Menlo Park, CA 94025
 Assessor's Parcel No.: 056-183-150

Consideration of: 1) a Non-Conforming Use Permit, pursuant to Sections 6137 and 6503, of the San Mateo County Zoning Regulations, to allow a 67 sq. ft. expansion of a bedroom and a 314 sq. ft. addition along the left side of an existing 1,320 sq. ft. legal non-conforming single family residence, and 2) a Use Permit pursuant to Section 6430 of the Zoning (Second Unit) Regulations to legalize the conversion of a legal non-conforming garage into a second dwelling unit. Application Deemed Complete: March 18, 2017. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

3. **Owner:** DeHoff
Applicant: AT&T/Beltran
File No.: PLN2002-00413
 Location: 46-5th Avenue, North Fair Oaks
 Assessor's Parcel No.: 060-281-610

Consideration of a Use Permit renewal and amendment, pursuant to Section 6500 of the County Zoning Regulations, to allow the relocation of an existing ground mounted wireless telecommunications facility from a parking lot light fixture to the rooftop of an existing grocery store building. Deemed Complete: March 18, 2017. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

4. **Owner:** Pierre Berkalo
Applicant: Stan Panko
File No.: PLN2016-00301
 Location: 3091 Oak Knoll Drive Emerald Lake Hills
 Assessor's Parcel No.: 058-267-150

Consideration of a Use Permit, pursuant to Sections 6137 and 6430, of the San Mateo County Zoning Regulations, to legalize a 434 sq. ft. second unit constructed within a legal-nonconforming single-family residence. Deemed Complete: November 1, 2016. Please direct any questions to Project Planner Olivia Boo at 650-363-1818 or oboo@smcgov.org.

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