

ZONING HEARING OFFICER AGENDA
Thursday, February 18, 2021
10:00 a.m.
****** BY VIDEO CONFERENCE ONLY******

***SPOKEN COMMENTS:**

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The February 18, 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/96905180288>. The meeting ID is: **969 0518 0288** This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: **969 0518 0288** then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday February 18, 2021 at 10:00 a.m. **** BY VIDEOCONFERENCE ONLY****
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Zoning Hearing Officer or Zoning Hearing Officer Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

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. 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 by contacting Debra Robinson at drobinson@smcgov.org. The appeal date for this meeting is March 4, 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 will be March 4, 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

- 1. **Owners:** Cindy and Steve Simms
- Applicant:** Cindy Simms
- File No.:** PLN2020-00300
- Location:** 251 Stage Road, Pescadero
- APN:** 086-020-260

Consideration of a Coastal Development Permit, Use Permit, and Off-Street Parking Permit Exception to allow the remodel and expansion of a commercial kitchen for a "to-go" food establishment with an order/pick-up counter, restroom facilities, and 45 outdoor seats. The Use Permit is required for outdoor seating and the Off-Street Parking Permit Exception is required to waive 15 required off-street parking spaces. The project is appealable to the California Coastal Commission. Application Deemed Complete on December 16, 2020. Please direct questions to Lawrence Truong at lktruong@smcgov.org.

Published in the San Mateo Times on Saturday, February 6, 2021 and the Half Moon Bay Review on Wednesday February 10, 2021