



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, February 19, 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: drobenson@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 March 5, 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:** Gary Gere
Applicant: The Kastrop Group Architects
File No.: PLN2013-00507
 Location: 356 Summit Drive, Emerald Lake Hills
 Assessor's Parcel No.: 057-162-060

Consideration of a Non-Conforming Use Permit, pursuant to Sections 6137 and 6133.3 of the County Zoning Regulations, to enlarge a 65 sq. ft. upper level rear deck to 188 sq. ft. and a 65 sq. ft. lower level rear deck to 80 sq. ft. with a 63 sq. ft. staircase to the rear yard on a non-conforming parcel (9,125 sq. ft.), which increases the lot coverage non-conformity from 27.6% to 29% and the floor area non-conformity from 44.4% to 46%. Application Deemed Complete: November 5, 2014. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

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

Consideration of a Use Permit to allow the California Water Service Company to construct a 20,000-gallon steel water tank, 18.5 feet tall, to replace two 15,000-gallon redwood water tanks demolished in 2008, and improvement of the driveway from Loma Court to the tank. Application Deemed Complete: January 15, 2015. Please direct any questions to Project Planner Steve Rosen at 650-363-1814 or srosen@smcgov.org.

REGULAR AGENDA

3. **Owner:** Tim Vine
Applicant: Greg Miller
File No.: PLN2014-00070
 Location: 3113 Middlefield Road, North Fair Oaks
 Assessor's Parcel No.: 060-059-340

Consideration of a Use Permit, pursuant to Sections 6253.3.F, 6135, and 6136 of the County Zoning Regulations, to allow for the conversion of an existing commercial building into a mixed use development where the first floor remains commercial space and the second floor would be converted to two 1-bedroom units. Application Deemed Complete: October 15, 2014. Please direct any questions to Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org.

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