



**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, November 5, 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 INTERIM ZONING HEARING OFFICER SECRETARY:

Janneth Lujan
Phone: 650/363-1859
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 November 19, 2015.

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.

REGULAR AGENDA

1. **Owner:** County of San Mateo
Applicant: Tom Johnson -AT&T
File No.: PLN1999-00726
Location: Alpine Road and Wildwood Lane, Weekend Acres

Consideration of a Use Permit Renewal and Amendment, pursuant to Sections 6500, 6405, and 6412.2 of the San Mateo County Zoning Regulations, to (1) allow the continued operation of an existing telecommunications facility, (2) legalize the addition of supporting equipment cabinets located within a ground lease area, (3) install two new panel antennas on an existing utility pole, and (4) install a 6-ft. redwood fence around the ground equipment lease area (12'-6" by 18'-2"), located within two landscaped medians in the public-right-of-way on Alpine Road at Wildwood Lane in the unincorporated Weekend Acres area of San Mateo County. The Use Permit Amendment request includes a height limit exception for the new panel antennas and a fence height exception for the 6-ft. fence within the public right-of-way. This item was continued from the December 4, 2014 Zoning Hearing Officer meeting, and includes antenna modifications that were not previously considered. This was continued from the October 15, 2015 Zoning Hearing Officer meeting. Application deemed complete on August 25, 2015 please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org

2. **Owner:** PG&E- owned Pole in San Mateo County Right –of-Way
Applicant: Bill Stephens for Extenet
File No.: PLN2014-00395
Location: Public Right-of-Way in front of 150 Cunada Vista, La Honda

Consideration of a Use Permit, pursuant to Section 6500, and 6510 of the San Mateo County Zoning Regulations, to allow the installation of a wireless telecommunications facility on a new utility pole in the R-1/S-10 Zoning District and consideration of a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. Application deemed complete on January 15, 2015 please direct any questions to Project Planner Steven Rosen at 650-363-1814 or srosen@smcgov.org

3. **Owner/Applicant:** Curtis Russel
File No.: VIO2015-00329
Location: 562 Stanford Avenue, North Fair Oaks
Assessor's Parcel No.: 054-245-120

Consideration of an appeal of Administrative Fines, pursuant to Ordinance Code Chapter 1.40 for the keeping and/or maintaining of an accessory use that is not appurtenant to a residential use on the same parcel in the R-1/S-73 zoning district in violation of Zoning Regulations Section 6161 (e). Appeal filed September 22, 2015. Please direct any questions to Senior Code Enforcement Officer Ana Santiago at 650-363-7832 or amsantiago@smcgov.org

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