



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, August 18, 2016

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](http://planning.smcgov.org/zoning-hearing-officer), 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 1, 2016**.

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/Applicant:** Gina Shanahan
File No.: PLN2015-00524
Location: Cortez Avenue, Miramar
Assessor's Parcel No.: 048-025-210

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 and Section 7123, respectively, of the County Subdivision Regulations, to confirm the legality of an unimproved parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: May 20, 2016. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

2. **Owner/ Applicant:** Steve Beardsley
File No.: PLN2015-00383
Location: 140 Precita Avenue, Moss Beach
Assessor's Parcel No.: 037-285-180

Consideration of a Coastal Development Permit and a Non-Conforming Use Permit pursuant to Sections 6328.4 and 6130, respectively, of the County Zoning Regulations to add a new 694 sq. ft. second dwelling unit by converting the attic above an existing 1,000 sq. ft. detached garage located on an existing 12,060 sq. ft. legal non-conforming parcel where 20,000 is the minimum lot size required. The Use Permit is required to allow a second unit to maintain an existing 3-ft. side setback where 10 ft. is required and existing 5-foot and proposed 5.5-foot rear setbacks where 20 ft. is required. This project is appealable to the California Coastal Commission. Application Deemed Complete: March 18, 2016. Please direct any questions to Project Planner Dave Holbrook at 650-363-1837 or dholbrook@smcgov.org

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