



**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 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 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 December 3, 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

- Owner:** Peninsula Golf and Country Club
Applicant: Jean Orino
File No.: PLN2015-00192
Location: 701 Madera Dr, San Mateo
Assessor's Parcel No.: 039-501-080

Consideration of a Use Permit Amendment, pursuant to Section 6500 of the San Mateo County Zoning Regulations for the expansion and improvement of an existing golf and country club in the unincorporated San Mateo area of San Mateo County. The proposed expansion will add 9,933 sq. ft. to the existing two-story 45,118 sq. ft. clubhouse adding locker room, showers and pool-side kitchen and dining areas. Improvements include 2 new mechanical rooms, interior renovations to the main kitchen and dining room, and construction of a fire truck turnaround, and accessible parking. One (1) 16-inch Magnolia tree is proposed for removal. Application deemed complete on October 20, 2015. Please direct any questions to Project Planner Dennis Aguirre at 650-363-1867 or daquirre@smcgov.org

- Owner/Applicant:** MOAB Investment Group, LLC
File No.: PLN2015-00098
Location: 1030 Birch Street, Montara
Assessor's Parcel No.: 036-122-180

Consideration of a Minor Subdivision and Coastal Development Permit, pursuant to Section 7010 of the County Subdivision Regulations and Section 6328.4 of the County Zoning Regulations, to subdivide an existing 12,492 sq. ft. parcel into two parcels. This project is appealable to the California Coastal Commission. Application deemed complete on September 24, 2015. Please direct any questions to Project Planner Angela Chavez at 650-599-7217 or achavez@smcgov.org

- Owner:** Alton Asset Corporation
Applicant: William Wang
File No.: PLN2014-00273
Location: 900 Block of Columbus Street, El Granada
Assessor's Parcel No.: 047-171-200

Consideration of a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations, a Coastal Development Permit, pursuant to Section 6328 of the San Mateo County Zoning Regulations, and adoption of a Mitigated Negative Declaration, pursuant to the California Environmental

Quality Act, to subdivide a 16,292 sq. ft. parcel into two parcels located on the 900 block of Columbus Street in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Application deemed complete on September 11, 2015. Please direct any questions to Project Planner Robert Bartoli at 650-363-1857 or rbartoli@smcgov.org

4. **Owner:** PG&E
Applicant: Bill Stephens for Extenet
File No.: PLN2014-00396
Location: Public Right-of-Way in front of 170 Cuesta Real, La Honda

Consideration of a Use Permit, pursuant to Sections 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

5. **Owner:** PG&E
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

Published in the San Mateo County Times on November 7, 2015 and the Half Moon Bay Review on November 11, 2015.

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