



**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 July 6, 2017
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:

Janneth Lujan, Executive Secretary	Planning Counter
Phone: 650/363-1859	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 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 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 July 20, 2017.

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

10:00 a.m.

1. **Owner/Applicant:** Christopher Ice
File No.: PLN2016-00342
Location: 13280 Skyline Blvd. unincorporated Woodside
Assessor's Parcel No.: 067-012-050

Consideration of a Non-Conforming Use Permit and Architectural Review Exemption, pursuant to Section 6133.3.b.2 of the County Zoning Regulations and Streets and Highways Code Sections 154, 227-229.1, 260 and 261, respectively, for the legalization of a 388 sq. ft. attached storage room attached to the house that encroaches into the front setback by approximately 16 feet. Application Deemed Complete: February 1, 2017. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

REGULAR AGENDA

10:00 a.m.

2. **Owner:** YMCA
Applicant: Brian Liles
File No.: PLN2003-00377
Location: 11000 Pescadero Road, La Honda
Assessor's Parcel Nos.: 083-320-060,-070, and 183-330-030

Consideration of a Use Permit Renewal, Resource Management Development Review Permit and Timberland Preserve Zone Development Permit, pursuant to Sections 6500, 6313 and 6755 of the San Mateo County Zoning Regulations, respectfully a Grading Permit Exemption, pursuant to Section 8603 of the County Ordinance Code, to allow for modifications to YMCA's existing Jones Gulch camp facility as part of the YMCA's Master Plan. Application Deemed Complete: March 18, 2017. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

3. **Owner:** Stillpath Retreat Center
Applicant: Raymond Blatt
File No.: PLN2006-00181
Location: 16350 Skyline Blvd., unincorporated Woodside
Assessor's Parcel No.: 067-012-050

Consideration of a Use Permit renewal, pursuant to Section 6500 of the County Zoning Regulations, for the continued operation of a retreat center; no expansion or change of use proposed with the renewal. Application Deemed Complete: March 31, 2017. Please direct any questions to Project Planner Tiare Peña at 650-363-1850 or tpeña@smcgov.org.

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