

ZONING HEARING OFFICER AGENDA
Thursday, February 16, 2023
10:00 a.m.

****** BY VIDEO CONFERENCE ONLY******

<https://smcgov.zoom.us/j/94415587355>

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. On June 11, 2021, the Governor issued Executive Order N-08-21 extending the suspension of those provisions to September 30, 2021. On September 16, 2021, the Governor signed AB 361, a bill that formalizes and modifies the teleconference procedures implemented by California public agencies in response to the Governor's Executive Orders addressing Brown Act compliance during shelter-in-place periods. AB 361 allows local governments to continue to conduct virtual meetings as long as there is a gubernatorially-proclaimed public emergency in combination with adopted findings that meeting in person would present risks to health. Thus, pursuant to AB 361, the public meetings of the Planning Commission will continue to be conducted exclusively via Zoom as long as it is found that conducting in-person meetings would present an imminent risk to the health and safety of attendees.

1. The February 16, 2023 Zoning Hearing Officer meeting may be accessed through Zoom online at Please click the link below to join the webinar: <https://smcgov.zoom.us/j/94415587355>. The meeting ID is 94415587355 This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 94415587355 then press #. (Find your local number: <https://smcgov.zoom.us/j/94415587355>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday, February 16, 2023, at 10:00 a.m.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Zoning Hearing Officer or Zoning Hearing Officer Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.

CORRESPONDENCE TO THE ZONING HEARING OFFICER SECRETARY:

Debra Robinson
Phone: 650/363-1862
Facsimile: 650/363-4849
Email: Planning-Zoning@smcgov.org

Planning Department
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 the 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. The original or a computer-generated copy of a photograph 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 by contacting Debra Robinson at drobenson@smcgov.org. **The appeal date for this meeting is March 3, 2023.**

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 is March 2, 2023, and will be held in person.

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.**

Remote Meetings Under Brown Act**Vote to Place Future Resolutions Regarding Continued Remote Meetings Under Brown Act on a Consent Agenda**

Consideration of a Resolution Finding That, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting In Person for Meetings of the San Mateo Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees.

CONSENT AGENDA

1. **Owners:** Keith and Cynthia Waddell
Applicant: Nicole Comach for Verizon Wireless
File No.: PLN2011-00312
 Location: 21960 Cabrillo Hwy, San Gregorio
 APN: 066-330-160

Consideration of a Use Permit renewal, pursuant to Section 6500 of the County of San Mateo Zoning Regulations to allow the continued operation of a wireless telecommunications facility. Application Deemed Complete: January 12, 2023. Please direct any questions to Angela Chavez at achavez@smcgv.org.

2. **Owner:** Coastside County Water District
Applicant: Nicole Comach for T-Mobile
File No.: PLN2007-00480
 Location: 661 Miramar Drive, Miramar
 APN: 048-076-070

Consideration of a Use Permit renewal, pursuant to Section 6500 of the County of San Mateo Zoning Regulations to allow the continued operation of a wireless telecommunications facility. Application Deemed Complete: January 24, 2023. Please direct any questions to Angela Chavez at achavez@smcgv.org.

3. **Owners:** Nathan Kohler
Applicant: Shukry Azar / Two Cousins Deli
File No.: PLN2022-00180
 Location: 1330 Old County Road, unincorporated Belmont
 APN: 046-032-050

Consideration of a Use Permit and an Off-Street Parking Exception, pursuant to Sections 6271.b, 6500, and 6120 respectively of the County Zoning Regulations, to re-establish a previously approved deli/sandwich shop within an existing industrial building. Application Deemed Complete: July 21, 2022. Please direct any questions to Diana Perez-Domencich at dperez-domencich@smcgv.org.

REGULAR AGENDA

4. **Owner:** Montara Water & Sanitary District
Applicant: Pam Nobel, AT&T Mobility
File No.: PLN2022-00032
 Location: Alta Vista Road (north of 775 Alta Vista Road), Montara
 APN: 036-180-030

Consideration of a Coastal Development Permit, Resource Management-Coastal Zone Permit, Use Permit, Grading Permit, Design Review, and certification of a Mitigated Negative Declaration, to allow the construction of a new 75-foot-high monopole with nine (9) mounted antennas, a 441 sq.ft. foundation, and a 45 sq. ft. generator on a parcel developed with a water tank, located off of Alta Vista Road. No tree removal and 646 cubic yards of grading. The Coastal Development Permit is appealable to the California Coastal Commission. Application Deemed Complete: November 17, 2022. Please direct any questions to Olivia Boo at oboo@smcgv.org
