



## Notice of Public Hearing

**ZONING HEARING OFFICER AGENDA**  
**Room 101, First Floor**  
**455 County Center, Redwood City**  
**Thursday, December 5, 2024**  
**10:00 a.m.**  
<https://smcgov.zoom.us/j/88660766869>

**\*\*\*IN-PERSON WITH REMOTE PARTICIPATION AVAILABLE\*\*\***

This meeting of the Zoning Hearing Officer (ZHO) will be held in-person at 455 County Center, Redwood City, Room 101, First Floor. Members of the public will also be able to participate in the meeting remotely via the Zoom platform.

### **Public Participation**

The Zoning Hearing Officer meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/88660766869>. The webinar ID is: 886 6076 6869. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 886 6076 6869 then press #. Members of the public can also attend this meeting physically in Room 101 at 455 County Center, Redwood City.

\*Written public comments may be emailed to [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org) and such written comments should indicate the specific agenda item on which you are commenting.

\*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in in-person will be taken first, followed by speakers on Zoom.

**\*Please see instructions for written and public comments at the end of this agenda.**

### **ADA REQUESTS**

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Tet Maria Gonzalez, Zoning Hearing Officer Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at 650-383-0691 and/or [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your

ability to view the agenda.

## AGENDA

### PLEDGE OF ALLEGIANCE

### PUBLIC COMMENT

*This item is reserved for any persons wishing to address the Zoning Hearing Officer on any matter on consent agenda or 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.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the meeting.*

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## CONSENT AGENDA

- Owner:** Arthur T. French and Thelma V. French,  
Trustees of the French Family Trust  
**Applicant:** Bryan Falvey  
**File No.:** PLN2024-00035  
**Location:** 166 California Avenue, Half Moon Bay  
**APN:** 047-021-200

Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, to allow a proposed 4,900 sq. ft. boat storage building on a 10,500 sq. ft. legal parcel. The project requires minimal grading and no tree removal. The project site is located at 166 California Avenue in the unincorporated Princeton area of San Mateo County. The project is appealable to the California Coastal Commission. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15303. Application Deemed Complete: September 17, 2024. Please direct any questions to Luis Topete at [ltopete@smcgov.org](mailto:ltopete@smcgov.org).

## REGULAR AGENDA

- Owner:** Alex and Maria Flocas  
**Applicant:** Alex Flocas  
**File No.:** PLN2023-00203  
**Location:** 35 Loma Vista Lane, Burlingame Hills  
**APN:** 027-011-180

Consideration of a Minor Subdivision and Grading Permit to subdivide a 1.892-acre parcel into three parcels. The project includes a request for an exception to the minimum lot depths per subdivision regulations, a total of 2,050 cubic yards of grading, and the removal of six significant trees. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under

Section 15164. Application Deemed Complete: November 1, 2024. Please direct any questions to Kanoa Kelley at [kkelley@smcgov.org](mailto:kkelley@smcgov.org)

3. **Owner:** San Mateo Community College District  
**Applicant:** 51 Wireless LLC  
**File No.:** PLN2024-00093  
Location: 3300 College Drive, San Bruno  
APN: 017-480-040

Consideration of a Resource Management Permit and Use Permit, to install a new 105-foot -tall mono-pine wireless telecommunications facility located in an unincorporated portion of Skyline College at 3300 College Drive in the unincorporated, San Bruno area of San Mateo County. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines under Section 15303. Application Deemed Complete: October 30, 2024. Please direct any questions to Kanoa Kelley at [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

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## **ADDITIONAL INFORMATION**

### **Decisions & Appeals Process**

Decisions made by the Zoning Hearing Officer are appealable to the Planning Commission when an appeal is provided by law or regulation. The appeal fee is \$616.35, which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the date the Letter of Decision is issued. Appeals can be submitted via email to [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org) or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. The full amount of the appeal fee must be presented to the County within the time provided for an appeal to be timely. **Matters on this agenda are anticipated to result in a Letter of Decision dated December 5, 2024, with an anticipated corresponding appeal deadline of December 19, 2024.** To ensure the timeliness of their appeal, interested parties should request a copy of the Letter of Decision by email to [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org).

### **Agendas and Staff Reports**

Please visit our website at <http://planning.smcgov.org/zoning-hearing-officer>. The staff reports, plans and maps will be available on our website one week prior to meeting.

### **Zoom**

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

### **Next Meeting**

The next Zoning Hearing Officer meeting will be on **December 19, 2024**.

### **\*INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

All parties wishing to speak in-person will have an opportunity to do so after filling out a speaker's slip and depositing it in the speaker's slip box. ***Speakers are customarily limited to 5 minutes.***

**Via Zoom**

1. The Zoning Hearing Officer meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/88660766869>. The webinar ID is: 886 6076 6869. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 886 6076 6869 then press #. Members of the public can also attend this meeting physically in Room 101, 455 County Center, Redwood City.
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 public comment period for the item on which you wish to speak is opened, click on “raise hand.” Speakers will be notified shortly before they are called to speak. Public comments in Chambers will be taken first, followed by speakers on Zoom.

**Written Comments**

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to the Zoning Hearing Officer Secretary, Tet Maria Gonzalez at [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org).
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Zoning Hearing Officer, Joe LaClair, and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Zoning Hearing Officer Secretary, Tet Maria Gonzalez, will make every effort to either (i) provide emailed comments to the Zoning Hearing Officer and make the emails publicly available on the agenda website prior to the meeting, or (ii) read the emails during the meeting. Whether emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

*Public records that relate to any item on the open session agenda for a regular Zoning Hearing Officer meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Zoning Hearing Officer. Recordings of previous Zoning Hearing Officer meetings are available to the public upon request for a fee.*