



**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, June 5, 2014

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: drobinson@smcgov.org

Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: www.co.sanmateo.ca.us/planning

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 www.co.sanmateo.ca.us/planning, the staff report and maps will be available on our website one week prior to meeting. To subscribe to the Zoning Hearing Officer agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

NEXT MEETING:

The next Zoning Hearing Officer meeting will be on July 3, 2014.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA

1. **Pledge of Allegiance**
 2. **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

3. **Owner/Applicant:** Susan Hayward
File No.: PLN2000-00542
Location: 496 6th Street, Montara
Assessor's Parcel No.: 036-091-250

Consideration of a Use Permit renewal, pursuant to Section 6500 of the County Zoning Regulations, for the Montara Grammar School to continue to operate the facility for recreational purposes including (1) wedding ceremonies, (2) a community/meeting center, and (3) a dance school. Application Deemed Complete: January 30, 2014. PROJECT PLANNER: Tiare Peña. Telephone: 650/363-1850 or Email: tpeña@smcgov.org.

END OF THE CONSENT AGENDA**REGULAR AGENDA**

4. **Owner/ Applicant:** Ron Grove
File No.: PLN2013-00476
Location: 1005 Lakeview Way, Emerald Lake Hills
Assessor's Parcel No.: 057-270-030

Consideration of a Minor Subdivision pursuant to Section 7010 of the County Subdivision Regulations, to divide an existing 45,681-square-foot parcel into two parcels, 22,411 square feet and 23,270 square feet in size. Application Deemed Complete: March 14, 2013. PROJECT PLANNER: Steve Rosen. Telephone: 650/363-1814 or Email: srosen@smcgov.org.

Published in the San Mateo Times on May 24, 2014 and Half Moon Bay Review on May 28, 2014