



**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

AMENDED AGENDA

ZONING HEARING OFFICER AGENDA

**Thursday, December 18, 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: <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 January 15, 2015.

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

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

1. **Owner:** Melissa Platte
Applicant: Mental Health Association of San Mateo County
File No.: PLN2003-00059
 Location: 2686 Spring Street/791 Hurlingame, North Fair Oaks
 Assessor's Parcel No.: 054-181-060 and 054-181-070

Consideration of a Use Permit Renewal allowing the non-profit Mental Health Association of San Mateo County to continue providing emergency, transitional and long-term shelter and support services to homeless adults with mental illness. Application Deemed Complete: October 19, 2014. Please direct any questions to Project Planner Tiare Pena at 650-363-1850 or tpeña@smcgov.org.

2. **Owner:** Deborah Kleffer
Applicant: William Cook
File No.: PLN2014-00030
 Location: Cloverdale Road, Pescadero
 Assessor's Parcel No.: 086-061-120, 130, and 080

Consideration of Coastal Development Permit, and a Planned Agricultural District Permit pursuant to Section 6328.4 and 6354, respectively, of the County Zoning Regulations, and a Certificate of Compliance (Type B) pursuant to Section 7134.2 of the County Subdivision Regulations to confirm the legality of three (3) existing parcels (of approximately 36 acres; 47 acres; and 26 acres) to be combined as one (1) parcel. This item was continued from the December 4, 2014 meeting. This project is appealable to the California Coastal Commission. Application Deemed Complete: August 28, 2014. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

REGULAR AGENDA

3. **Owner/ Applicant:** Woodside Spanish Congregation of Jehovah's Witnesses
File No.: PLN2000-00325
 Location: 677 2nd Avenue, North Fair Oaks
 Assessor's Parcel No.: 060-031-480

Consideration of a Use Permit Amendment and Parcel Merger, pursuant to Section 6500 of the County Zoning Regulations and Section 7123 of the County Subdivision Regulations, respectively, to construct a new 2,200 sq. ft. single story duplex, including two attached single-car garages (300 sq. ft. each) to be used as minister housing in association with the adjacent Jehovah's Witnesses congregation hall. The project includes a parcel merger to merge the congregation hall parcel (22,800 sq. ft.) with the vacant parcel (9,200 sq. ft.) to accommodate the proposed development and reconfigure onsite parking, along with landscape and drainage improvements. Application Deemed Complete: June 28, 2014. Please direct any questions to Project Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

4. **Owner/ Applicant:** Jason Wu
File No.: PLN2013-00229
 Location: Magellan Avenue, Miramar
 Assessor's Parcel No.: 048-013-600

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations and a Certificate of Compliance (Type B) to confirm the legality of an unimproved parcel (consisting of two lots, totaling 8,157 sq. ft.), pursuant to Section 7134.2 of the County Subdivision Regulations. This project is appealable to the California Coastal Commission. Application Deemed Complete: August 8, 2013. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

5. **Owner:** Jeffrey Rodgers
Applicant: Hal Nelson
File No.: PLN2014-00257
Location: Bishop Lane, Weekend Acres
Assessor's Parcel No.: 074-303-170

Consideration of a Certificate of Compliance (Type B) pursuant to Section 7134.2 of the County Subdivision Regulations to confirm the legality of an existing 7,317 sq. ft. parcel. **This item was continued to the December 18, 2014 hearing by the Zoning Hearing Officer.** Application Deemed Complete: July 23, 2014. Please direct any questions to Project Planner Pete Bentley at 650-363-1821 or pbentley@smcgov.org.

Published in the San Mateo Times on December 6, 2014 and Half Moon Bay Review on December 10, 2014.
zha1218y.dr