

**COUNTY OF SAN MATEO  
ENVIRONMENTAL SERVICES AGENCY  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** October 20, 2016

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Use Permit Amendment and Renewal pursuant to Sections 6500 and 6512.6 of the County Zoning Regulations, to allow the continued operation of an existing wireless telecommunications facility and to allow rooftop antenna replacement. The project is located at 723 Marsh Road in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2003-00058 (T-Mobile/Despres)

**PROPOSAL**

The applicant is proposing to renew and amend a Use Permit for an existing wireless telecommunication facility. The facility consists of three (3) 4-foot tall panel antennas enclosed within a 12-inch diameter radome, mounted on the roof of an existing apartment building. Existing equipment is located within a storage room on the first floor of the apartment building. The amendment includes the removal of the existing antennas and radome and replacement with 6-foot tall antennas enclosed within a 32-inch diameter radome located approximately 5 feet west of the existing location (further inward of the building). The radome height will increase from 7 feet to 10 feet.

**RECOMMENDATION**

Approve the Use Permit Amendment and Renewal, County File No. PLN 2003-00058, by making the required findings and adopting the conditions of approval in Attachment A.

**BACKGROUND**

Report Prepared By: Olivia Boo, Telephone: 650/363-1818

Applicant: Leah Hernikl (T-Mobile)

Owners: Mario and Teodora Despres

Location: 723 Marsh Road, Menlo Park (North Fair Oaks)

APN: 060-143-320

Size: 9,757 sq. ft.

Existing Zoning: C-1/S-1 (Neighborhood Commercial District/S-1 Combining District)

General Plan Designation: Neighborhood Commercial

Existing Land Use: Multiple-Family Residential Building

Water Supply: California Water Service

Sewage Disposal: West Bay Sanitary District

Flood Zone: Zone X (area of minimal flooding); Community Panel No. 06081C0302E, Effective Date: October 12, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

Setting: The subject property is located on Marsh Road, north of the intersection with Fair Oaks Avenue. The site is developed with a 14-unit, 3-story apartment building. There are currently three additional wireless telecommunications facilities on the roof of the apartment building, AT&T Wireless, Sprint PCS, and Verizon Wireless. These existing facilities are all partially visible from surrounding public areas; all facilities incorporate screening features which are painted to match the existing building.

An automotive detail shop is located immediately to the south of the property, and a gas station located to the north. Single-family residences are located across Marsh Road and to the rear of the subject parcel.

Chronology:

<u>Date</u>	-	<u>Action</u>
August 28, 1998	-	Original Use Permit Approved, County File number: (USE-98-0026).
February 16, 2006	-	Use Permit Renewal approved (County File number updated: PLN 2003-00058).
May 7, 2009	-	Use Permit Amendment submitted. (Amendment withdrawn June 23, 2009.)
March 3, 2011	-	Use Permit Renewal and Amendment submitted.

Project deemed incomplete pending compliance with Wireless Telecommunication Facility regulations and Menlo Park Fire Protection District compliance.

- January 15, 2016 - Received revised plans for the Use Permit Renewal and Amendment.
- May 18, 2016 - Project deemed complete.
- August 25, 2016 - Review by the North Fair Oaks Council.
- August 30, 2016 - Property owner requested postponement of the Zoning Hearing Officer meeting.
- October 20, 2016 - Zoning Hearing Officer public hearing.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Compliance with General Plan**

Staff has determined that the project complies with all applicable General Plan Policies, specifically:

#### **Visual Quality Policies**

Policy 4.36 (*Urban Area Design Concept*) seeks to promote and enhance good design, site relationships, and other aesthetic considerations; maintain and improve upon the appearance and visual character of development in urban areas; and ensure that new development is designed and constructed to contribute to the orderly and harmonious development of the locality. The proposed antenna modifications, which involves replacing three (3) 4-foot tall antennas (one per sector), with three (3) 6-foot tall antennas on the rooftop, are not expected to create a significant visual impact to the area. Although a larger radome is necessary in order to encase the new 6-foot antennas, the proposed modifications are similar to the other facility carriers currently operating on the roof. The radome exterior color is conditioned to match the existing building, which is consistent with the other three facility carriers on-site.

T-Mobile's existing 145 sq. ft. ground equipment lease area is located in a ground floor storage room of the apartment building and is not visible from the outside. One existing equipment cabinet that is no longer in use will be removed from the equipment lease area and replaced with three small cabinets.

T-Mobile’s proposed rooftop modifications will be slightly more visible due to the increase in antenna and radome size and height; however, staff has determined the project, as proposed and conditioned, will not have a significant visible impact to the surrounding area.

General Land Use

Policies 8.36 (*Uses*) and 8.39 (*Height, Bulk, and Setbacks*) allow uses in zoning districts that are consistent with the overall land use designation and regulate height, bulk, and setbacks to ensure that the size and scale of development is compatible with parcel size and to ensure public health and safety. Though the parcel is developed with a residential use, the underlying zoning district is commercial. The continued use of the wireless facility is permitted within this zoning district subject to a use permit. The setbacks of the equipment area and antennas are compliant with the commercial zoning district. Though the height of the antennas and radome are increasing, the change in height is consistent with the maximum height requirements allowed under the Zoning Regulations, as discussed further in Section 2, below. Additionally, the bulk of the new radome is similar in size with the other carriers’ rooftop radomes. A building permit is required for the proposed amendment to ensure public health and safety.

2. Compliance with Zoning Regulations

The project site is located within the C-1/S-1 (Neighborhood Commercial District/S-1 Combining District) Zoning District. The proposed amendment complies with the development criteria set forth by the County Zoning Regulations for the C-1/S-1 District as noted by the following chart:

	Required	Antenna Location Existing/Proposed
Minimum Front Yard Setback	0 ft.	8.5 ft. / 14.5 ft.
Minimum Side Yard Setback	0 ft.	19 ft. / 17 ft.
Minimum Rear Yard Setback	6 ft.	>20 ft. / No Change
Maximum Height	36 ft.	36’-6” / 39’-6” *
* Permitted by Section 6512.2(I)3, Wireless Telecommunication Facilities Ordinance.		

The maximum allowed height limit in the C-1/S-1 District is 36 feet. The existing building height is 29 feet as measured from grade to rooftop. The new antennas will exceed the maximum allowed height limit of the zoning district by 3.5 feet at the proposed height of 39’-6”. Section 6512.2 (I)3 of the Zoning Regulations (Chapter 24.5 *Wireless Telecommunication Facilities*) allows facilities to comply with the zoning district maximum height (36 feet) or up to 16 feet above the building roofline (52 feet.), whichever is

higher. The proposed radome is in conformance with the Zoning Regulations.

3. Conformance with the Wireless Telecommunication Facilities Ordinance

According to Section 6512.6 of the Wireless Telecommunication Facilities Ordinance, existing facilities built prior to January 9, 2009 are subject to the provisions of the Ordinance related to new facilities. Staff has reviewed the project against the provisions of the Wireless Telecommunication Facilities Ordinance and determined that the project complies with the applicable standards discussed below:

a. Development and Design Standards

1. **Section 6512.2 A prohibits location in a Sensitive Habitat as defined by Policy 1.8 of the General Plan for facilities proposed outside the Coastal Zone.**

The site of the existing T-Mobile facility is not near a sensitive habitat.

2. **Section 6512.2.B prohibits wireless facilities to be located in residential-zoned areas, unless the applicant demonstrates that no other site allows feasible or adequate capacity and coverage. Evidence shall include an alternative site analysis within 2.5 miles of the proposed facility.**

Although the existing T-Mobile site is located on an apartment building, the property is zoned C-1/S-1 and not in a residentially-zoned district. The rear property line abuts a residentially-zoned district. The T-Mobile site has been in operation at this site since 1998. The facility was originally owned and operated by Pacific Bell Mobile Services and subsequently purchased by Cingular, then purchased by T-Mobile.

3. **Section 6512.2.C prohibits wireless telecommunication facilities to be located in areas where co-location on existing facilities would provide equivalent coverage with less environmental impact.**

The facility was established under a use permit approval in 1998 and has been in operation since. T-Mobile is proposing to upgrade an existing facility without proposing a new site. If a different location were proposed, there would be the potential for environmental impacts depending on the location of a new site location, demolition of the existing facility, and reconstruction of this facility elsewhere. Maintaining and upgrading the current

location minimizes potential environmental impacts while continuing to provide consistent coverage.

4. **Section 6512.2.D requires wireless telecommunication facilities to be constructed so as to accommodate and be made available for co-location unless technologically infeasible.**

All of the larger cellular service providers (AT&T Wireless, Sprint PCS, and Verizon Wireless) are already co-located on this parcel. The applicant confirmed that Metro PCS has been absorbed into the T-Mobile system. No new carriers are expected to request co-location at this site.

5. **Sections 6512.2.E-G seek to minimize and mitigate visual impacts from public views by ensuring that appropriate vegetative screening, painting of equipment, or other methods of blending equipment in with the surrounding environment are implemented and requiring facilities to be constructed of non-reflective materials.**

The existing T-Mobile facility is encased by a radome which is painted to match the apartment building. The new radome will be taller at 10 feet and is conditioned to be painted to match the building and be of non-reflective materials and/or colors. The final proposed paint color shall be reviewed and approved by the Planning Department.

6. **Section 6512.2.H requires compliance with the underlying zoning district.**

Refer to Section A.2 above (Zoning Regulations).

7. **Section 6512.2.I(3) requires building mounted telecommunication facilities to comply with the maximum height allowed for structures allowed in the zoning district or 16 feet above the building roofline, whichever is higher.**

The maximum allowed height limit in the C-1/S-1 District is 36 feet. The new antennas will exceed the maximum allowed height limit of the zoning district by 3.5 feet at the proposed height of 39'-6". Section 6512.2 (I)3 of the County's Wireless Telecommunication Facilities Ordinance requires facilities to comply with the zoning district's maximum height (36 feet) or up to 16 feet above the building roofline (52 feet), whichever is higher.

8. **Section 6512.2.K requires the overall footprint of a facility to be as minimal as possible and not cover more than 15% in area of the lot or an area greater than 1,600 sq. ft.**

The overall footprint of T-Mobile's existing facility, antenna equipment, and cabinet area combined is approximately 204 sq. ft. and covers 2% of the 9,757 sq. ft. lot. There is no proposed expansion of the footprint.

B. COMPLIANCE WITH CONDITIONS OF THE LAST APPROVAL

The conditions from the approval of the Use Permit in 2006 are assessed below with regard to compliance and if the conditions should be either retained or revised. Staff recommends that some conditions, as indicated, be removed in instances where the condition: (1) has been complied with, or (2) is no longer deemed feasible or necessary.

Planning Department

1. This Use Permit shall be valid until March 6, 2011. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department, if continuation of this use is desired.

Compliance with Condition? Partial. The Use Permit expired March 6, 2011. The applicant submitted the application for a Use Permit Amendment and renewal on March 3, 2011, however the project was incomplete, lacking T-Mobile's response to the Wireless Telecommunication Facilities Ordinance.

Recommend to Retain Condition? Yes, but modified to: This permit shall be valid for ten (10) years until September 15, 2026. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any modifications to this facility will require a separate Use Permit amendment or minor modification and building permit, as determined by the Planning Department. If an amendment is requested, the applicant shall submit the necessary documents and fees for consideration at a public hearing.

2. The applicant shall apply for and be issued a building permit prior to the start of construction.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: A building permit shall be issued prior to the start of any construction work associated with this amendment approval.

3. This approval applies only to the proposal as described in this report and materials dated June 18, 1998. Minor amendments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to the new date of September 15, 2016.

4. The antennas shall be painted a cool gray or mottled gray/white color to blend with the sky. Color verification shall occur prior to a final inspection for the building permit.

Compliance with Condition? No. The antenna radome is painted a light tan color that matches the building.

Recommend to Retain Condition? Yes, but modified to: The components of the facility that are visible or partially visible from the public right-of-way shall be maintained the approved paint color to match the building. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Any proposal to change the color shall be reviewed and approved by the Community Development Director prior to painting. The applicant shall submit photos to the Current Planning Section for color verification after the applicant has painted the antennas and equipment the approved colors, but before a final building inspection is scheduled.

5. If less visually obtrusive and/or reduced height antennas become available for use prior to the issuance of a building permit, the applicant shall present a redesign incorporating this technology into the project and shall present this to the Community Development Director for review.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

6. Maintenance for the roof antennas shall only be performed between 9:00 a.m. and 5:00 p.m.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

7. There shall be no external lighting associated with this use.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to: There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).

8. This installation is to be dismantled and removed from the property if the use is discontinued for 180 consecutive days.

Compliance with Condition? Yes. The use has been in continuous operation since construction.

Recommend to Retain Condition? Yes.

9. There shall be no cabling, wiring, or peripheral infrastructure affixed to the vertical sides of the apartment building. Any physical connections made between the antenna pole and the equipment cabinet shall be done in the interior of the building or on the roof, not visible from the public view.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

Recommended Additional Conditions: Staff recommends the following standard Planning conditions of approval:

10. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning Department of the revocation within ten (10) days of receiving notice of such revocation.
11. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
12. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.

13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
15. Any future modifications to the approved facility or amendments to the use permit for this facility shall require written authorization from the property owner.
16. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

C. NORTH FAIR OAKS COMMUNITY COUNCIL

On August 25, 2016, the North Fair Oaks Community Council held a public hearing to consider the project and recommended approval with the condition for staff to notify both the residents of the apartment building and the property owner and for the notification to be printed in English and Spanish, for the Zoning Hearing Officer public hearing.

D. CONFORMANCE WITH USE PERMIT FINDINGS

Under the provisions of Section 6500 (*Use Permits*), wireless telecommunications facilities are permitted in the C-1 Zoning District after issuance of a use permit. In order to continue the operation of this facility, the following use permit findings are necessary:

1. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The impacts from this project are minimal. The radio frequency report prepared by Dtech Communications accounts for T-Mobile's proposed replacement antennas, and concluded that the total cumulative emission limit at ground level is calculated to be at 18.7%, below Maximum Permissible Exposure (MPE). The report concludes, therefore, that the operation of all existing and proposed wireless facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission.

The installation will not interfere with household appliances or disturb existing telecommunications equipment. Because the system will be unmanned and require approximately two service visits per month, it will not generate additional traffic, noise, or intensity of use of the property. The proposed antennas will continue to be enclosed within a radome and will be conditioned to be painted to match the existing building.

**2. That the use is necessary for the public health, safety, convenience or welfare.**

The use is for the continued operation of a wireless telecommunications facility. The FCC has established the desirability and need for wireless telecommunications facilities to enable communication between mobile units and the existing wire-dependent telephone system. This facility contributes to an enhanced wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare. Staff believes no adverse effects to public health and safety would result from the continued operation of this facility.

**E. ENVIRONMENTAL REVIEW**

The proposed renewal is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

**F. REVIEWING AGENCIES**

Building Inspection Section  
Menlo Park Fire District  
Department of Public Works  
Environmental Health Division  
North Fair Oaks Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map and Location Map
- C. Site Plan
- D. Roof Plan
- E. Elevations
- F. Site Photo

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2003-00058      Hearing Date: October 20, 2016

Prepared By: Olivia Boo, Project Planner      For Adoption By: Zoning Hearing Officer

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the proposed renewal is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1: Continued Operation of an Existing Facility, and Section 15302, Class 2: Replacement or Reconstruction of an Existing Structure.

For the Use Permit, Find:

2. That the establishment, maintenance, and conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The radio frequency (RF) report concludes that the operation of all existing and proposed wireless facilities will meet emission criteria as required by the California Public Utilities Commission and the Federal Communications Commission.
3. That the use is necessary for the public health, safety, convenience, or welfare. This facility contributes to an enhanced wireless network for increased clarity, range, and system capacity, and therefore is a benefit to both public and private users. The wireless network is considered necessary for public health, safety, convenience, and welfare.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This permit shall be valid for ten (10) years until September 15, 2026. The applicant shall file for a renewal of this permit six months prior to expiration with the County Planning Department, by submitting the applicable application forms and paying the applicable fees, if continuation of this use is desired. Any

modifications to this facility will require a use permit amendment. If an amendment is requested, the applicant shall submit the necessary documents and fees for consideration at a public hearing.

2. This approval applies only to the proposal as described in this report and materials dated October 20, 2016. Minor amendments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
3. A building permit shall be issued prior to the start of any construction work associated with this amendment approval.
4. The components of the facility that are visible or partially visible from the public right-of-way shall maintain the approved paint color to match the building. Furthermore, all associated facility equipment shall be of non-reflective materials and/or colors. Any proposal to change the colors shall be reviewed and approved by the Community Development Director prior to painting. The applicant shall submit photos to the Current Planning Section for color verification after the applicant has painted the antennas and equipment the approved colors, but before a final building inspection is scheduled.
5. If a less visually obtrusive/reduced antenna technology becomes available for use during the life of this project, the applicant shall present a redesign incorporating this technology into the project for review by the Community Development Director and any parties that have expressed an interest.
6. Maintenance for the roof antennas shall only be performed between 9:00 a.m. and 5:00 p.m.
7. There shall be no external lighting associated with this use. Wireless telecommunication facilities shall not be lighted or marked unless required by the FCC or Federal Aviation Administration (FAA).
8. This installation shall be removed in its entirety at that time when this technology becomes obsolete or this facility is discontinued for 180 consecutive days.
9. There shall be no cabling, wiring, or peripheral infrastructure affixed to the vertical sides of the apartment building. Any physical connections made between the antenna pole and the equipment cabinet shall be done in the interior of the building or on the roof, not visible from the public view.
10. The applicant shall maintain all necessary licenses and registrations from the Federal Communications Commission (FCC) and any other applicable regulatory bodies for the operation of the subject facility at this site. The applicant shall supply the Planning Department with evidence of such licenses and registrations. If any required license is ever revoked, the applicant shall inform the Planning

Department of the revocation within ten (10) days of receiving notice of such revocation.

11. The applicant shall not enter into a contract with the landowner or lessee which reserves for one company exclusive use of the tower structure or the site for telecommunication facilities.
12. This facility and all equipment associated with it shall be removed in its entirety by the applicant within ninety (90) days if the FCC license and registration are revoked or if the facility is abandoned or no longer needed. The owner and/or operator of the facility shall notify the Planning Department upon abandonment of the facility.
13. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360).
14. Any necessary utilities leading to, or associated with, the facility shall be placed underground.
15. Any future modifications to the approved facility or amendments to the use permit for this facility shall require written authorization from the property owner.
16. This permit does not allow for the removal of any trees. Removal of any tree with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.

#### Building Inspection Section

17. The applicant shall apply for and obtain a building permit prior to any construction activity related to this project approval.

#### Menlo Park Fire Protection District

18. The applicant shall meet all applicable requirements of Section 608 of the 2013 CFC.
19. The applicant shall provide a data/matrix chart including the type and number of batteries, the amount of liquid, electrolyte in each battery, and total volume of liquids. 2013 CFC, Section 608.1.2013.
20. The applicant shall provide signage on the gates of the equipment areas and doors to equipment structures. The signs shall state the type of battery system, voltage of electrical circuits, and if batteries have electrolyte solution with

corrosive liquids (NFPA 70 labeling). The signs shall also have the 24-hour a day emergency contact numbers and the name of the lessee company.

21. The applicant shall state if the building has more than or could have more than 1.0% hydrogen concentration from the charging system. If so, what kind of ventilation and rate of ventilation are being provided, 2013 CFC, Section 608.6.1.
22. Fire Detection System (smoke detectors) is required for the telecommunication enclosed room. Deferred submittal required for extension of the existing fire alarm system serving the building into the enclosed space, additional fees would be required. If the enclosure is without a roof and is open to the sky above, this condition **will not** apply. CFC, Section 903.3.1.1.1: Item 5.
23. If the building or room is part of a structure, a smoke detector(s) shall be installed and supervised by a Central Station Monitoring Company. Local audible alarms are also required. 2013 CFC, Section 608.9.
24. If non-recombinant (lead acid/free flowing liquid) batteries are used, the applicant shall provide spill control and neutralization spill kit. 2013 CF, Section 608.5.
25. Batteries shall be seismically braced in accordance with CBC.
26. A final inspection is required with all corrections completed.
27. Approved plans, approval letter, and permit must be on-site at the time of inspection.
28. Upon completion of work and prior to occupancy, contact Deputy Fire Marshal Bob Blach of the Menlo Park Fire Protection District at 650/688-8430 to schedule a final inspection. 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

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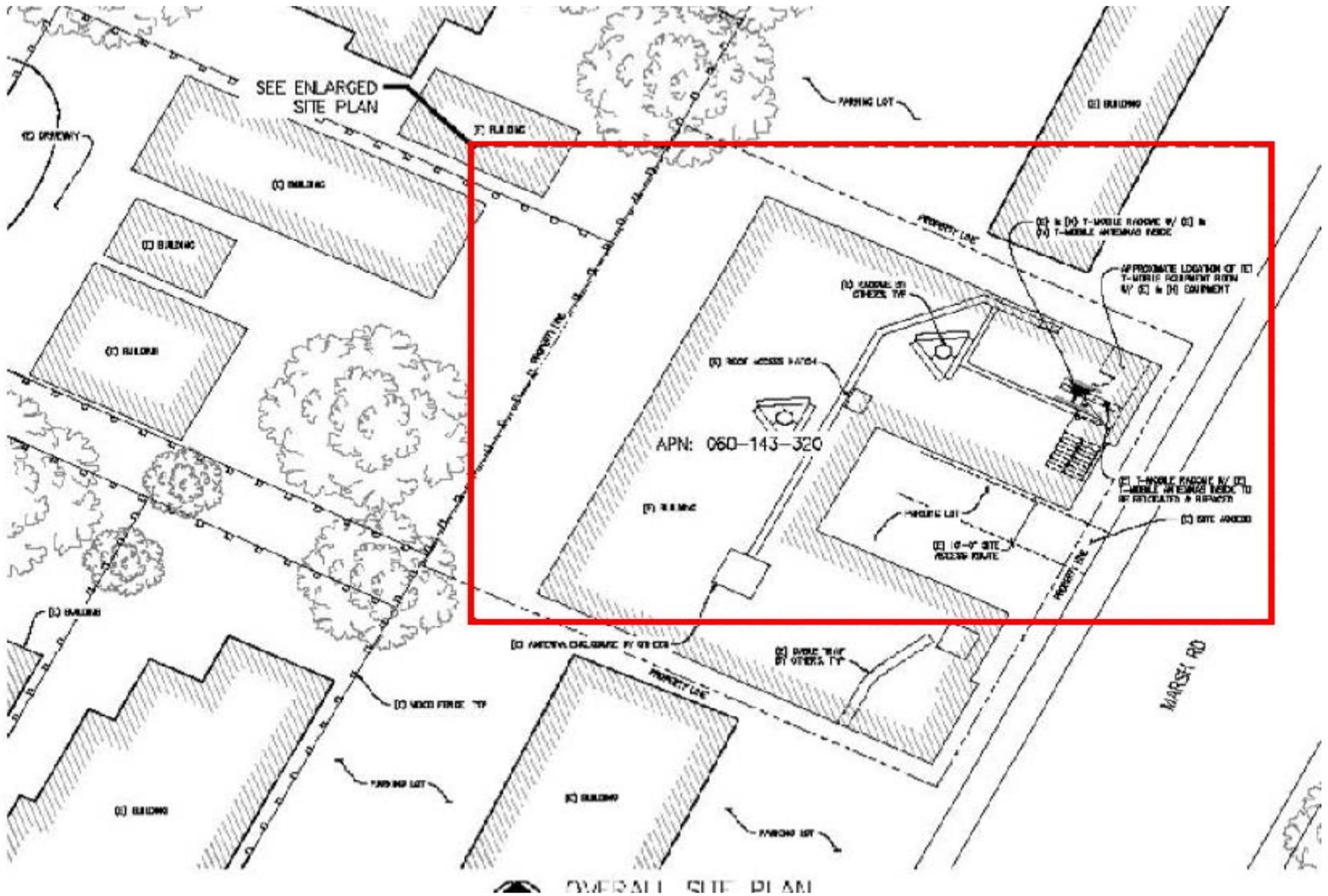


**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



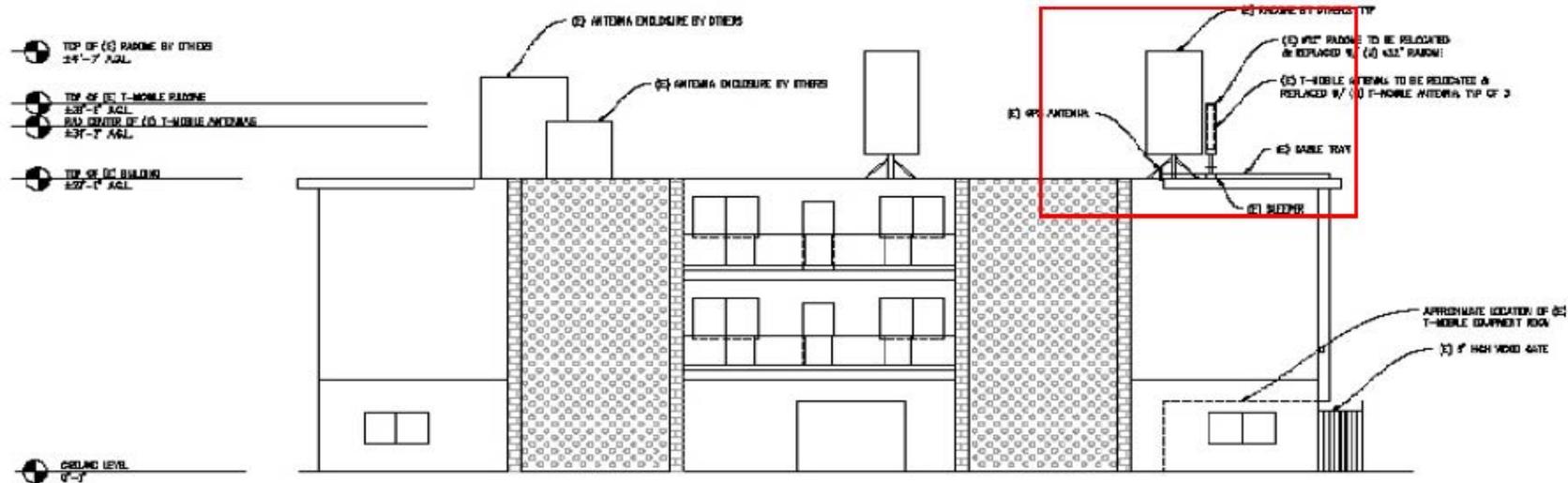
## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

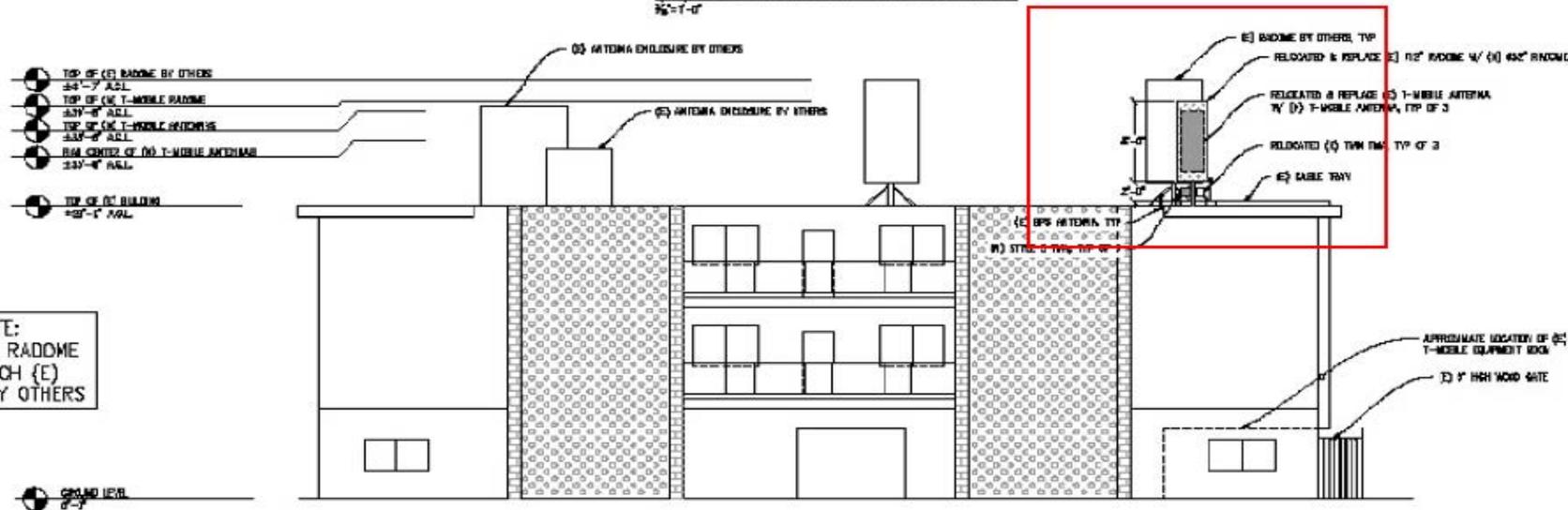
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(E) SOUTHEAST ELEVATION  
36'-1'-0"



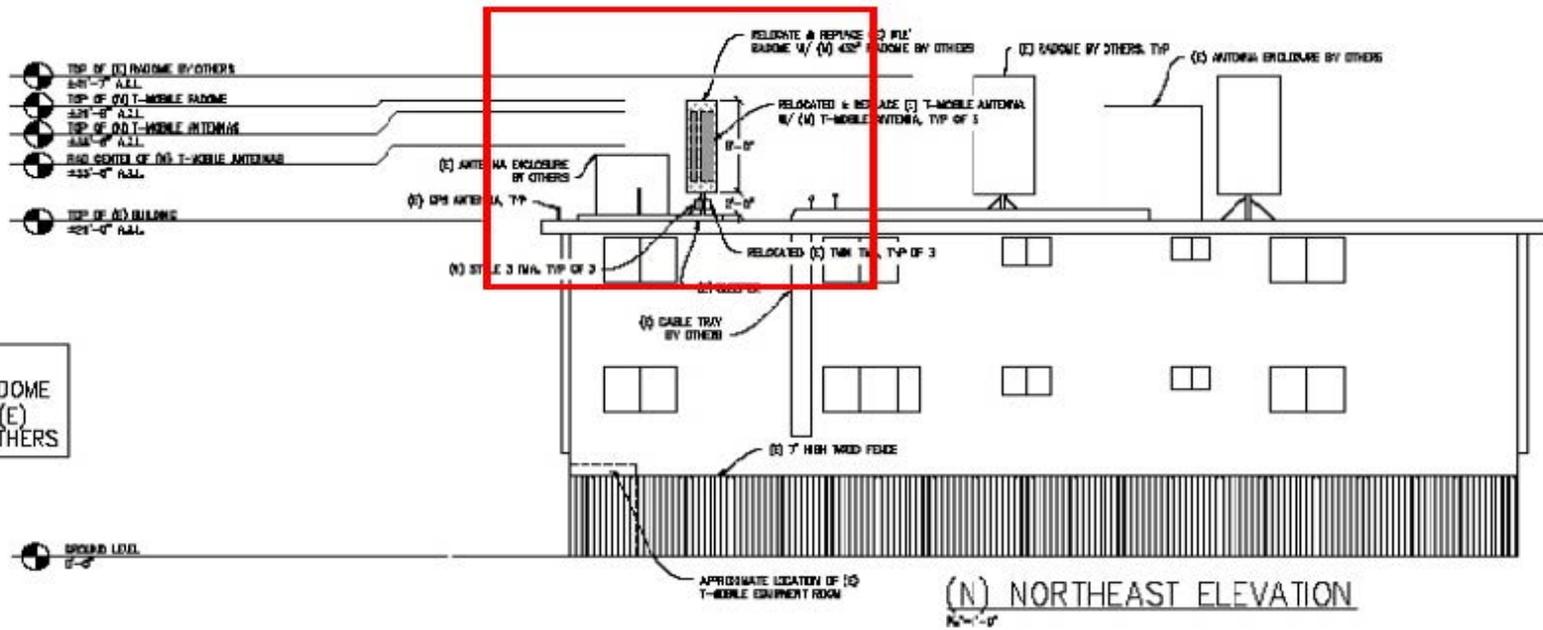
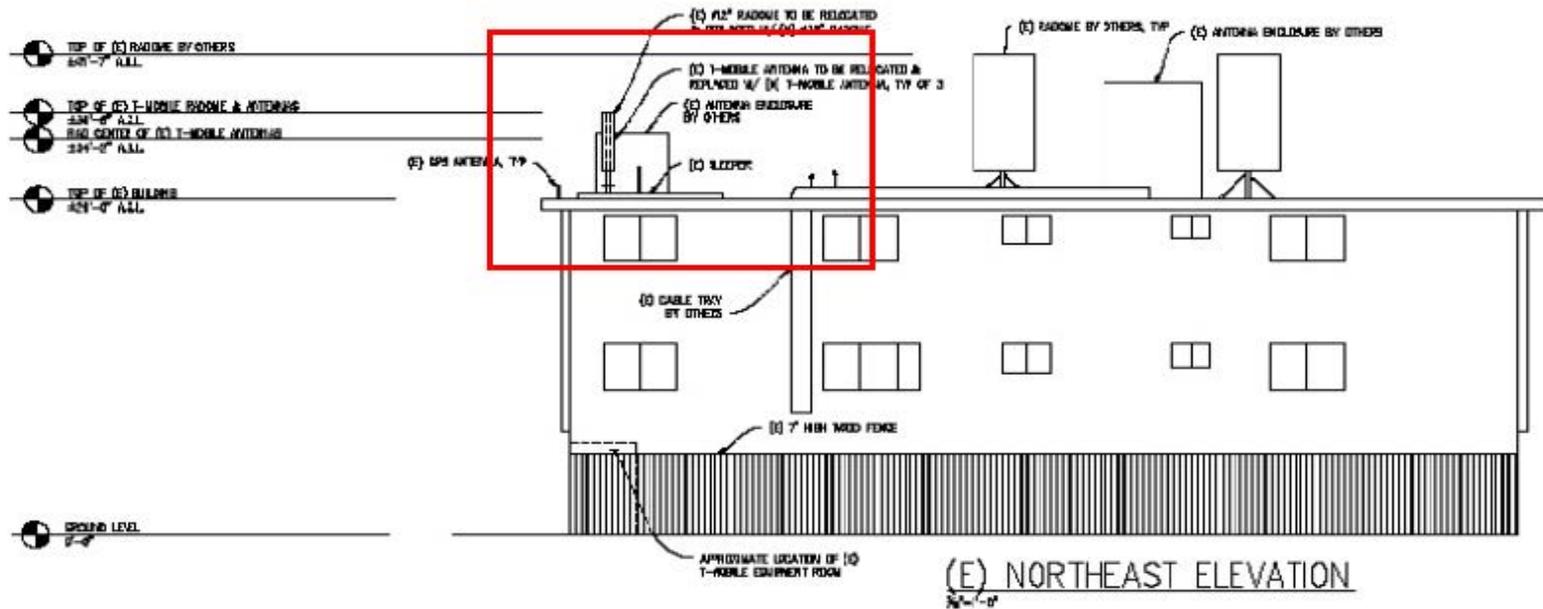
(N) SOUTHEAST ELEVATION  
36'-1'-0"

NOTE:  
WINT (N) RADOME  
TO MATCH (E)  
COME BY OTHERS

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



NOTE:  
PAINT (N) RADOME  
TO MATCH (E)  
RADOME BY OTHERS

## San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



*view from Marsh Road looking north at site*



SF03143A Marsh Madness  
 723 Marsh Road, Menlo Park, CA  
 Photosims Produced on 11-25-2015

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_



*view from Marsh Road looking west at site*

## ***San Mateo County Zoning Hearing Officer Meeting***

Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

File Numbers: \_\_\_\_\_