



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 MEETING

December 6, 2018

10:00 a.m.

***NOTE SPECIAL MEETING LOCATION**

Room 405, Fourth 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: Planning-Zoning@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 \$616.35 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 December 20, 2018.

AGENDAPledge 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/Applicant: Violet Lancar**
File No.: PLN2001-00567
 Location: 777 Bayview Drive, Devonshire
 APN: 049-103-290

Consideration of a Use Permit to allow the continued use of a 44-bed residential care facility for non-ambulatory persons over 62 years of age. Application Deemed Complete: July 21, 2018. Please direct any questions to Planner Tiare Pena at 650-363-1850 or tpena@smcgov.org.

REGULAR AGENDA

2. **Owner: Pacific Gas & Electric**
Applicant: MODUS
File No.: PLN2018-00089, PLN2018-00090 and PLN2018-00092
 Location: 138 Valdeflores, 2866 Hillside Dr., Burlingame and 176 Canada Rd, Woodside
 APN: 027-063-090

Consideration of three Use Permits to install new Wireless Telecommunications Facilities on existing utility poles in the public right-of-way. Application Deemed Complete: August 22, 2018. Please direct any questions to Planner Tiare Pena at 650-363-1850 or tpena@smcgov.org.

3. **Owner: Pacific Gas & Electric**
Applicant: MODUS
File No.: PLN2018-00093
 Location: Adjacent to 165 South Palomar, Palomar Park
 APN: Adjacent to 051-052-050

Consideration of a Use Permit to install a new wireless telecommunications facility on an existing joint utility pole. The facility will consist of a 7-foot pole extension, a 4-foot tall antenna, and ancillary pole mounted equipment boxes. Applications Deemed Complete: September 24, 2018. Please direct any questions to Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.

Published in the San Mateo Times on November 24, 2018