

Notice of Public Hearing

ZONING HEARING OFFICER AGENDA
Room 101, First Floor
455 County Center, Redwood City
Thursday, April 17, 2025
10:00 a.m.
<https://smcgov.zoom.us/j/89043698736>

*****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/89043698736>. The webinar ID is: 890 4369 8736. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 890 4369 8736 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 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. 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.*

REGULAR AGENDA

1. **Owner:** Seaside View LLC
Applicant: Kenneth Huo
File No.: PLN2019-00386
Location: West Point Avenue, Princeton
APN: 047-034-160

Consideration of a Coastal Development Permit (CDP) and Design Review Permit, to establish a kayak club on a legal 3,893-sq.-ft. lot located on West Point Avenue in the unincorporated Princeton area of San Mateo County. The project includes a 384-sq.-ft. portable modular kayak club office and storage unit with an 80-sq.-ft. deck and ADA-compliant entrance ramp, two onsite parking spaces, and 4-ft.-tall perimeter wood fencing. The CDP is appealable to the California Coastal Commission. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt under Class 3, Section 15303 of the California Environmental Quality Act Guidelines for the location of new structures in an urbanized area with public utilities where the total building square footage will not exceed 2,500 sq. ft. and no hazardous substances are involved. This item is continued from the March 6, 2025, ZHO Hearing. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

2. **Owner:** Carlos Gomez
Applicant: Carlos Gomez
File No.: PLN2022-00074
Location: 2796 Westmoreland Avenue, Redwood City
APN: 054-273-090

Consideration of a Non-conforming Use Permit, to legalize 342 sq. ft. of non-conforming additions to an existing 909-sq. ft. non-conforming one-story single-family residence on a substandard 2,479-sq. ft. lot located at 2796 Westmoreland Avenue in the unincorporated North

Fair Oaks area of San Mateo County. The additions have reduced setbacks of 2 ft. 2 in. along the left interior side property line where 5 ft. is required, 8 ft. 7 in. along the right street side property line where 10 ft. is required, and 5 ft. 3 in. along the rear property line where 20 ft. is required. Legalizing the additions will allow the single-family residence to exceed the maximum allowed lot coverage by 2 sq. ft. The Non-conforming Use Permit also includes an exception to waive the requirement for two off-street parking spaces; an existing illegal two-car carport will be removed due to its encroachment into the public right-of-way. No tree removal and no grading are proposed. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt under Class 1(e), Section 15301 of the California Environmental Quality Act Guidelines for a residential addition to an existing structure where the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 sq. ft., whichever is less. Application Deemed Complete: November 22, 2024. Please direct any questions to Olivia Boo at oboo@smcgov.org.

3. **Owner:** Karmegam Vinod
Applicant: System Pavers, Inc.
File No.: PLN2024-00247
Location: 545 Alto Avenue, El Granada
APN: 048-064-290

Consideration of a Home Improvement Exception and Design Review Exemption for a rear deck addition to an existing single-family residence. The proposed 11-ft.-tall rear yard deck will be constructed 12 ft.-1 in. from the rear property line, where a 20-ft. setback is required. This project, associated with BLD2024-01052, proposed the construction of a new single-level, 380 sq. ft. deck on a 10,680 sq. ft. developed, legal parcel in unincorporated San Mateo County. The project involves only minor grading and does not include the removal of any protected trees. It is not appealable to the California Coastal Commission. It is recommended that the Zoning Hearing Officer determine that the project is categorically exempt under Class 1(e), Section 15301 of the California Environmental Quality Act Guidelines. Application Deemed Complete: October 4, 2024. Please direct any questions to Randall Cohen at rcohen@smcgov.org.

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 \$1,962.00, which covers additional public noticing. Appeals must be filed no later than 10 business days following the date the Letter of Decision is issued. Appeals can be submitted via email to 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 April 17, 2025, with an anticipated corresponding appeal deadline of May 1, 2025.** To ensure the timeliness of their appeal, interested parties should request a copy of the Letter of Decision by email

to 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 **May 1, 2025**.

***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

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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.
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.

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