



Notice of Public Hearing

ZONING HEARING OFFICER AGENDA
Room 101, First Floor
455 County Center, Redwood City
Thursday, May 21, 2026
10:00 a.m.
<https://smcgov.zoom.us/j/93057474361>

*****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/93057474361>. The webinar ID is: 9930 5747 4361. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 930 5747 4361 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 person will be taken first, followed by speakers on Zoom. All public comments must relate to something that is within the subject matter jurisdiction of this agency. If a comment does not relate to the subject matter jurisdiction of this agency, we will interrupt your comment and move on to the next speaker.

***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.*

CONSENT AGENDA

1. **Owner:** Maria Gavallos Flocas and Alex Flocas
Applicant: John Merritt, ATC Sequoia LLC, on behalf of Verizon Wireless
File No.: PLN2007-00123
Location: 25 Loma Vista Lane, Burlingame Hills
APN: 027-011-200

Consideration of a Use Permit Renewal, to allow the continued operation of an existing telecommunications facility operated by Verizon Wireless. It is recommended that the Zoning Hearing Officer find that the project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1. Application Deemed Complete: December 17, 2025. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

2. **Owner:** Pacific Gas and Electric Company (PG&E)
Applicant: NextEdge Networks
File No.: PLN2025-00234
Location: Near 2189 Edgewood Road, Emerald Hills
(Latitude: 37.474105, Longitude: -122.277804)
APN: Near 057-011-050

Consideration of a Use Permit, for the installation of an AT&T small cell wireless communications facility within the public right-of-way on a PG&E-owned utility pole. The existing pole would be replaced, and all associated equipment would be mounted on the replacement pole. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3. Application Deemed Complete: March 6, 2026. Please direct any questions to Luis Topete at ltopete@smcgov.org.

REGULAR AGENDA

3. **Owner:** Bert Ellis and Kerry Ellis
Applicant: Pablo Valle, Viotti Architects
File No.: PLN2025-00293
Location: 8701 Cabrillo Highway, Moss Beach
APN: 037-011-100

Consideration of a Coastal Development Permit (CDP), Home Improvement Exception (HIE), and Design Review (DR) Permit Exemption, to allow for the replacement of the existing 517-sq. ft. wood deck, the addition of 279 sq. ft. of new deck area, and a 91-sq. ft. expansion of the existing roof cover, for an existing single-family residence on a developed 7,377-sq. ft. parcel. Existing development on the subject property exceeds the maximum permitted lot coverage limit of 2,582 sq. Ft. by 349 sq. ft., and the proposed project would further increase lot coverage by 279 sq. ft. The project site is located at 8701 Cabrillo Highway in the unincorporated Moss Beach area of San Mateo County. The project includes minor grading and no tree removal. The project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(e) (Class 1, Existing Facilities). The project is appealable to the California Coastal Commission. Application Deemed Complete Date: March 19, 2026. Please direct any questions to Luis Topete at ltopete@smcgov.org.

4. **Owner:** Pacific Gas and Electric Company (PG&E)
Applicant: NextEdge Networks
File No.: PLN2025-00235
Location: Near 1888 Cordilleras Road, Emerald
(Latitude: 37.473252, Longitude: -122.266346)
APN: Near 057-052-190

Consideration of a Use Permit, for the installation of an AT&T small cell wireless communications facility within the public right-of-way on a PG&E-owned utility pole. The existing pole would be replaced, and all associated equipment would be mounted on the replacement pole. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3. Application Deemed Complete: March 6, 2026. Please direct any questions to Luis Topete at ltopete@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 May 21, 2026, with an anticipated corresponding appeal deadline of June 5, 2026.** 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 **June 4, 2026**.

***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, Bharat Singh, 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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