COUNTY OF SAN MATEO
PLANNING AND BUILDING

Zoning Hearing Officer
Joe LaClair

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
www.smcgov.org/planning

Notice of Public Hearing

ZONING HEARING OFFICER AGENDA
Room 101, First Floor
455 County Center, Redwood City
Thursday, November 19, 2026
10:00 a.m.
https://smcgov.zoom.us/j/81218133300

*****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/81218133300. The webinar ID is: 812 1813 3300. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 812 1813 3300 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 planning_zho@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 planning_zho@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:	**Edison Technology Park Four LLC**
Applicant:	**Isabel Chavez**
File No.:	**PLN2003-00483**
Location:	3475 Edison Way, North Fair Oaks
APN:	060-042-210

Consideration of a Use Permit Renewal, to allow the continued use and operation of an existing wireless telecommunications facility at an existing industrial building located at 3475 Edison Way in the unincorporated North Fair Oaks area of San Mateo County. Application Deemed Complete: September 24, 2026. Please direct any questions to Robby Miller at rmiller@smcgov.org.

2.

Owner:	**Dream Bigger Acquisitions 7 LLC**
Applicant:	**Brandon Arioli**
File No.:	**PLN2026-00330**
Location:	Subject APN, West Menlo Park, CA
APN:	074-036-300

Consideration of a Certificate of Compliance (Type B) to legalize one lot of record, located in unincorporated West Menlo Park area of San Mateo County. Application Deemed Complete: September 17, 2026. Please direct any questions to Sam Becker at sbecker@smcgov.org.

REGULAR AGENDA

3. **Owner:** **Charles Darke, Darkeroom, LLC**
Applicant: **T-Mobile West, LLC**
File No.: **PLN2025-00387**
Location: 1401 Main Street, Montara
APN: 036-053-190

Consideration of a Coastal Development Permit (CDP) and Use Permit (UP) for a new wireless telecommunication facility with six antennas mounted on the rooftop of an existing two-story mixed-use building screened behind a new concealment cupola. No tree removal and grading are proposed. The CDP is appealable to the California Coastal Commission. Application Deemed Complete: August 24, 2026. Please direct any questions to Dylan Parker at jparker1@smcgov.org.

4. **Owner:** **Richard Goldberg**
Applicant: **Eric Koledy**
File No.: **PLN2026-00273**
Location: 678 Oak Park Way, Emerald Lake Hills
APN: 068-081-360

Consideration of Non-Conforming Use Permit (NCUP), to exceed lot coverage by 583 sq. ft. for an elevated pool and pool shed on an 8,103 sq. ft. lot located at 678 Oak Park Way in the unincorporated Emerald Lake Hills area of San Mateo County. The NCUP will result in a parcel lot coverage of 41 percent, where 25 percent is the maximum allowed. Application Deemed Complete: September 29, 2026. Please direct any questions to Sonal Aggarwal at saggarwal@smcgov.org.

5. **Owner:** **Victor Aenlle Trust and Marina Aenlle Trust**
Appellant: **Victor and Marina Aenlle**
File No.: **VIO2024-00192**
Location: 1600 Denniston / 1321 Park, Moss Beach
APN: 036-300-060

Consideration of an Appeal of an Administrative Citation issued pursuant to Section 1.40 of the San Mateo County Ordinance Code for violations of Sections 9006 and 9121 of Division VII of the County of San Mateo Ordinance Code (Building Regulations); Section 11627.5 of the California Health and Safety Code; Chapter 20B Section 6328 Coastal Development District and Chapter 21 A Section 6350 Planned Agricultural District, of the San Mateo County Zoning Regulations, for the March 20, 2026 citation of $500. Please direct any questions to Patty Camacho at ppcamacho@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 $2,021, 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 planning_zho@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 November 19, 2026, with an anticipated corresponding appeal deadline of December 7, 2026.** To ensure the timeliness of their appeal, interested parties should request a copy of the Letter of Decision by email to planning_zho@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 **December 3, 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
1. The Zoning Hearing Officer meeting may be accessed through Zoom online at https://smcgov.zoom.us/j/81218133300**.** The webinar ID is: 812 1813 3300. The ZHO meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID 812 1813 3300 then press #. Members of the public can also attend this meeting physically in Room 101, 455 County Center, Redwood City.

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 planning_zho@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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