



**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 AGENDA**

**Thursday, April 6, 2017  
10:00 a.m.**

**Room 101, First 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](mailto: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 on April 20, 2017.

**AGENDA****Pledge 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:** TwinGo LLC  
**Applicant:** Antrinh Stamm, Oceanfront Inn  
**File No.:** PLN1999-00384  
 Location: 211 Mirada Road, Half Moon Bay  
 Assessor's Parcel No.: 048-013-240

Consideration of a Use Permit Renewal, pursuant to Sections 6267 and 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an 8-guest room bed and breakfast inn plus a manager's unit located at 211 Mirada Road in the unincorporated Miramar area of San Mateo County. Application Deemed Complete: December 15, 2016. Please direct any questions to Project Planner Laura Richstone at 650-363-1829 or [lrichstone@smcgov.org](mailto:lrichstone@smcgov.org).

2. **Owner:** Sara Armstrong, Thomas Hudson Armstrong, Mary Ann Bordi  
**Applicant:** Tim Page for AT&T Wireless  
**File No.:** PLN2003-00487  
 Location: 7400 Stage Road, unincorporated San Gregorio  
 Assessor's Parcel No.: 081-124-020

Consideration of a Use Permit Renewal, pursuant to Sections 6500 and 6512.6 of the County of the San Mateo County Zoning Regulations, to allow the continued operation of a wireless telecommunications facility. Application Deemed Complete: February 6, 2017. Please direct any questions to Project Planner Angela Chavez at 650-599-7217 or [achavez@smcgov.org](mailto:achavez@smcgov.org).

3. **Owner/Applicant:** Michael and Denise Uniacke  
**File No.:** PLN2017-00020  
 Location: George Street, Montara  
 Assessor's Parcel No.: 036-101-340

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, and a Certificate of Compliance (Type B), pursuant to Section 7134.2 of the County Subdivision Regulations, to confirm the legality of two lots (to be developed as one 6,250 sq. ft. parcel) located at the corner of Birch Street and George Street in the unincorporated Montara area of San Mateo County. This project is appealable to the California Coastal Commission. Application Deemed Complete: March 14, 2017. Please direct any questions to Project Planner Pete Bentley at 650/363/1821 or [pbentley@smcgov.org](mailto:pbentley@smcgov.org).

4. **Owner:** James and Linda McGreaver Trust  
**Applicant:** Chris Romero  
**File No.:** PLN2016-00529  
 Location: 2157 Gordon Avenue, West Menlo Park  
 Assessor's Parcel No.: 074-076-180

Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations to subdivide an existing approximately 11,960 sq. ft. parcel into two parcels (5,983 sq. ft. and 5,977 sq. ft.) located at 2157 Gordon Avenue in the unincorporated West Menlo Park area of San Mateo County. Application Deemed Complete: March 14, 2017. Please direct any questions to Project Planner Pete Bentley at 650/363/1821 or [pbentley@smcgov.org](mailto:pbentley@smcgov.org).

**REGULAR AGENDA**

5. **Owner:** Patricia Cardenas Trust  
**Applicant:** Misako Hill, AT&T Mobility  
**File No.:** PLN2016-00349  
Location: 3618 Alameda de las Pulgas, unincorporated Menlo Park  
Assessor's Parcel No.: 074-083-270

Consideration of a Use Permit pursuant to Section 6500 of the County Zoning Regulations, to allow installation of a new rooftop wireless telecommunications facility on an existing apartment building. Application Deemed Complete: September 28, 2016. Please direct any questions to Project Planner Olivia Boo at 650/363/1818 or [oboo@smcgov.org](mailto:oboo@smcgov.org).

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