



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, March 15, 2018
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

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 April 5, 2018.

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:** Bishara Wehab
Applicant: Issa Wehab
File No.: PLN1999-00254
 Location: 3207 Alameda de las Pulgas, unincorporated Menlo Park
 APN: 074-031-310

Consideration of a Use Permit Renewal pursuant to Section 6500 of the County Zoning Regulations to allow the continued operation of a non-conforming commercial grocery/delicatessen business. Application Deemed Complete: December 17, 2017. Please direct any questions to Planner Tiare Pena at 650-363-1850 or tpena@smcgov.org.

2. **Owner:** Nazareth Square LLC
Applicant: Marken Telecom Services
File No.: PLN2017-00522
 Location: 1391 Woodside Road, Sequoia Tract]
 APN: 069-311-370

Consideration of a Use Permit Renewal pursuant to Section 6500 of the County Zoning Regulations to allow the continued operation of a cellular facility. No changes in the nature of the use are being requested at this time. Application Deemed Complete: January 12, 2018. Please direct any questions to Planner Helen Gannon at 650-363-1862 or hgannon@smcgov.org.

REGULAR AGENDA

3. **Owner:** Mortgage Investors X, LLC
Applicant: Stephanie Weber – Wilkinson School
File No.: PLN1999-00561
 Location: 750 Avenue Alhambra, El Granada
 APN: 047-330-040

Consideration of a Use Permit Renewal and Amendment, pursuant to Section 6500 of the County Zoning Regulations to allow the closure of a preschool program and the continued operation of a K-8th grade elementary school facility. Application Deemed Complete: December 18, 2018. Please direct any questions to Planner Laura Richstone at 650-363-1829 or lrichstone@smcgov.org.

4. **Owner/Applicant:** Ehsan Kameli
File No.: PLN2017-00517
 Location: 338 Rutherford Avenue, Sequoia Tract
 APN: 069-321-260

Consideration of a Non-Conforming Use Permit, pursuant to Section 6133 and 6173 of the County Zoning Regulations, to enlarge an existing non-conforming single family residence on a non-conforming parcel, by adding 180 sq. ft. to the first floor, while maintaining non-conforming side yard setbacks of 2 ft. (right side) and 3 ft. (left side) where 5 ft. is the minimum required side yard setbacks; a new 698 sq. ft. second story which will encroach into the 16°/45° daylight plane; and to allow the second required parking space to be uncovered and tandem to an existing one-car garage; on a non-conforming 2,549 sq. ft. parcel. Application Deemed Complete: January 26, 2018. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

5. **Owner:** Christian Mickelsen
Applicant: Half Moon Bay Distillery
File No.: PLN2016-00525
 Location: 155 Broadway, Princeton
 APN's: 047-023-450

Consideration of a Coastal Development Permit, Use Permit, and Design Review Permit, pursuant to Sections 6328.4, 6120, 6137, 6267 and 6268, respectively, of the County Zoning Regulations, to allow the operation of a micro-distillery offering public tours within an existing 2,467 sq. ft. warehouse, thereby intensifying the use of an existing non-conforming structure. The Use Permit includes an off-street parking exception to reduce the required number of on-site parking spaces from 12 to 8 spaces. Application Deemed Complete: January 31, 2018. Please direct any questions to Planner Summer Burlison at 650-363-1815 or sburlison@smcgov.org.

