



**Environmental Services Agency
Zoning Hearing Officer**

County Office Building
455 County Center
Redwood City, California 94063
(650) 363-1862

Notice of Public Hearing

January 16, 2003

10:00 a.m.

Room 101, First Floor

455 County Center, Redwood City

All interested parties who wish to speak will have the opportunity at the hearing. To do so:

- ◆ Please fill out a slip giving your name and address.
- ◆ Hand this slip to the Zoning Hearing Officer Secretary.
- ◆ After recognition from the Zoning Hearing Officer, please walk to the lectern and state your name and address.

The Zoning Hearing Officer agenda is divided into two parts: The consent agenda and the regular agenda. If the Zoning Hearing Officer or a member of the public wishes specifically to hear an item on the consent agenda, the Zoning Hearing Officer will refer that item to the regular agenda for hearing. **If a member of the public wishes that an item on the consent agenda be referred to the regular agenda, please submit a speaker's slip to the Zoning Hearing Secretary before the meeting begins. Otherwise, consent agenda items will be considered as a group.**

All decisions of the Zoning Hearing Officer are appealable to the Planning Commission for a fee of \$201. The appeal period is either 10 working days or 10 calendar days, as determined by the zoning regulations to the applicable project. The appeal period for each project will be stipulated at the public hearing and in the project's decision letter. Appeal forms are available at the Planning Division office, address shown below.

Pursuant to State law, if you challenge, in court, a planning permit application, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the public hearing.

For further information on any agenda item listed below, please contact the Project Planner at the indicated telephone number following each item. Letters to the Project Planners should be addressed: County of San Mateo, Planning & Building Division, 455 County Center, 2nd Floor. Mail Drop PLN122, Redwood City, CA 94063.

- ◆ To receive the agenda, send an e-mail to join-zho-agenda@listserver.co.sanmateo.ca.us or contact Judy Kenney at (650) 363-1862.
- ◆ To view the agenda, please visit our website at www.co.sanmateo.ca.us/planning

Please Note: 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 the 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 so that the Zoning Hearing Officer, staff and other interested parties will have copies to review.

AGENDA

1. **Pledge of Allegiance**
 2. **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.
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CONSENT AGENDA

3. **Owner/Applicant:** Shirley Gaston and Linda Westcott
File No.: PLN1999-00881
Location: 2060 Avy Avenue, West Menlo Park
Assessor's Parcel No.: 074-075-080

Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning regulations for the continued operation of a Montessori preschool for 29 children located at 2060 Avy Avenue in the unincorporated West Menlo Park area of San Mateo County. Application filed September 18, 2001. PROJECT PLANNER: Sara Bortolussi. Telephone: 650/363-1839.

4. **Owner:** Helen Neubrand Trust
Applicant: Gary Ernst
File No.: PLN2002-00458
Location: 141 Santa Clara Avenue, Redwood City
Assessor's Parcel No.: 069-341-160

Consideration of a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations and the State Subdivision Map Act, to subdivide an existing 30,295 sq ft parcel into four parcels and the assignment of the name "Gretel Court" to the new private street located at 141 Santa Clara Avenue in the unincorporated Redwood City area of San Mateo County. Application filed August 8, 2002. PROJECT PLANNER: Gabrielle Rowan. Telephone: 650/363-1829.

5. **Owner/Applicant:** **Michelle Hogg**
File No.: **PLN2002-00388**
Location: 462 Alameda, Miramar
Assessor's Parcel No.: 048-052-100

Consideration of a Coastal Development Permit and Coastside Design Review, pursuant to Sections 6328.4 and 6565.7, respectively, of the San Mateo County Zoning Regulations, to allow a 115.7 sq ft addition to the first floor and a new 445.7 sq ft second story to an existing single-family residence located at 462 Alameda in the unincorporated Miramar area of San Mateo County. This project is appealable to the California Coastal Commission. Application filed June 27, 2002. PROJECT PLANNER: Gabrielle Rowan. Telephone: 650/363-1829.

REGULAR AGENDA

6. **Owner:** **Firooz Ghaffari**
Applicant: **Triad, Holmes & Associates**
File No.: **PLN2001-00080**
Location: 2279 Alameda de las Pulgas, Redwood City
Assessor's Parcel No.: 069-294-120

Consideration of a Certificate of Compliance (Type A) and a Minor Subdivision, pursuant to Section 7010 of the San Mateo County Subdivision Regulations and the State Subdivision Map Act, to subdivide an existing 19,707 square foot parcel into two parcels consisting of 10,834 sq ft and 8,873 sq ft located at 2279 Alameda de las Pulgas in the unincorporated Redwood City area of San Mateo County. Application filed February 6, 2001. PROJECT PLANNER: Gabrielle Rowan. Telephone: 650/363-1829.

7. **Owner:** **Mounir Kardosh**
Applicant: **AT&T Wireless Attn: Howard Yee**
File No.: **PLN2002-00109**
Location: 1391 Woodside Road, Redwood City
Assessor's Parcel No.: 069-311-370

Consideration of a Use Permit renewal and amendment, pursuant to Sections 6500 and 6405 of the County Zoning Regulations, to permit (1) the continued operation of a cellular communications facility located on the rooftop of a building, (2) installation of a new equipment cabinet within the building, and (3) the installation of three new panel antennas on the rooftop, located at 1391 Woodside Road, in the unincorporated Redwood City area of San Mateo County. Application filed February 28, 2002. PROJECT PLANNER: James Singleton. Telephone: 650/363-1850.

8. **Owner:** California Water Services
Applicant: Metro PCS
File No.: PLN2001-00603
Location: 1452 Bel Aire Road, The Highlands
Assessor's Parcel No.: 041-111-020

Consideration of a Use Permit, pursuant to Section 6500 of the County Zoning Regulations, to allow the construction of a cellular communications facility on a parcel located at 1452 Bel Aire Road in the unincorporated San Mateo Highlands area of San Mateo County. This item is continued from the June 20, 2002, July 18, 2002, and August 15, 2002, Zoning Hearing Officer meetings. Application filed September 4, 2001. PROJECT PLANNER: Michael Schaller. Telephone: 650/363-1849.

Agenda items published in the Independent Newspaper Group on January 4, 2003.

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