



San Mateo County Zoning Hearing Officer

Marcia Raines, Director of Environmental Services
George Bergman, Zoning Hearing Officer
Judy Kenney, Zoning Hearing Secretary

Notice of Public Hearing

February 7, 2002

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 may be appealed within 10 (working) days to the Planning Commission for a fee of \$191. 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.

CONSENT AGENDA

1. **OWNER:** Michael Yolken
APPLICANT: Turner Home Services (Rafael Gomez)
FILE NO.: PLN2001-00345
LOCATION: 90 Bernal Avenue, Moss Beach
APN: 037-282-070

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 construct a 781.9 sq ft addition to an existing residence and 115.4 sq ft addition to the existing deck located at 90 Bernal Street, in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission. Application filed May 21, 2001. Project Planner: Sara Bortolussi. Telephone: 650/363-1839.

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2. **OWNER/APPLICANT:** Violet Loncar
FILE NO.: PLN2001-00567
LOCATION: 777 Bayview Drive, San Carlos
APN: 049-103-220

Consideration of a Use Permit renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow continued use of a 44-bed residential care facility for non-ambulatory persons over 62 years of age, located at 777 Bayview Drive, in the unincorporated Devonshire/San Carlos area of San Mateo County. Application filed September 5, 2001. Project Planner: Gabrielle Hudson. Telephone: 650/363-1829.

3. **OWNER/APPLICANT:** Michael Powers
FILE NO.: PLN1999-00873
LOCATION: 415 Mirada Road, Miramar
APNs: 048-015-190; 048-015-090

Consideration of a Use Permit renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow continued use of one building for a personal work space/office and another building for a personal fitness center located at 415 Mirada Road, in the unincorporated Miramar area of San Mateo County. Application filed September 4, 2001. Project Planner: Gabrielle Hudson. Telephone: 650/363-1829.

REGULAR AGENDA

4. **OWNER/APPLICANT:** Stuart and Mary Anne Hines
FILE NO.: PLN2000-00904
LOCATION: 377 13th Street, Montara, CA
APN: 037-013-440

Consideration of a Coastal Development Permit and Home Improvement Exception, pursuant to Sections 6328.4 and 6530, respectively, for the development of a 1,427 sq ft first and second story addition to an existing single family dwelling, whereby a 3.5 ft side yard setback will be maintained, where 5 ft is required. A neighbor has requested a public hearing on this project pursuant to Section 6532.B. The project is located at 377 13th Street, in the unincorporated Montara area of San Mateo County. Application filed December 28, 2000. Project Planner: China Osborn. Telephone: 650/599-7217.

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5. **OWNER/APPLICANT:** Bob Dobel
FILE NO.: PLN2001-00378
LOCATION: 951 Lakeview Way, Redwood City
APN: 057-270-050

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 38,914 sq ft parcel into two parcels consisting of 25,273 and 13,641 sq ft located at 951 Lakeview Way, in the unincorporated Emerald Lake Hills area of San Mateo County. Application filed June 4, 2001. Project Planner: China Osborn. Telephone: 650/599-7217.

END OF FEBRUARY 7, 2002, ZONING HEARING OFFICER AGENDA
