



San Mateo County Zoning Hearing Officer

Marcia Raines, Director of Environmental Services
George Bergman, Zoning Hearing Officer
Jazmin Manriquez, Zoning Hearing Secretary

Notice of Public Hearing

Thursday, February 15, 2001

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 \$184. 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 Jazmin Manriquez at (650) 363-1862.
- ◆ To view the agenda, please visit our website at www.co.sanmateo.ca.us/planning

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CONSENT AGENDA

1. **OWNER/ APPLICANT:** **Catherine Carhart**
FILE NO.: **PLN1999-00473**
LOCATION: 1045 Tunitas Creek Road, Half Moon Bay
APN: 081-070-100

Consideration of a Use Permit Renewal, pursuant to Sections 6353 and 6500 of the San Mateo County Zoning Regulations, to allow the continued use of one mobile home for farm labor housing located at 1045 Tunitas Creek Road in unincorporated Half Moon Bay. Application filed: July 26, 2000. PROJECT PLANNER: **Stephanie Willsey**. Telephone: (650) 363-1829.

2. **OWNER/APPLICANT:** **Pat and Kathe Dempsey**
FILE NOS.: **PLN2000-00287 and PLN2000-00274**
LOCATION: 293 Ramona Road, Woodside
APNs: 080-231-020 and 080-231-040

Consideration of a Resource Management Permit and Grading Permit, pursuant to Section 6313 of the San Mateo County Zoning Regulations and Section 8602.1 of the San Mateo County Ordinance, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act, to stabilize an existing land slide and create a building pad. Application filed: April 20, 2000. PROJECT PLANNER: **Michael Schaller**. Telephone: (650) 363-1849.

3. **OWNER:** **Leonard Robinson**
APPLICANT: **Metricom / Whalen**
FILE NO.: **PLN2000-00374**
LOCATION: 3603 Alameda De Pulgas, Menlo Park
APN: 074-082-160

Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the placement of sixteen panel antennas (onto the upper roof parapet) and an equipment cabinet (onto the lower roof parapet) of an existing building. The panel antennas will be screened by a simulated penthouse structure that will be designed and painted to match the existing building. The equipment cabinet will be painted to match the lower roof parapet area of the building. The subject building is located at 3603 Alameda De Las Pulgas in the unincorporated West Menlo Park area of the County. Application filed: May 14, 2000. PROJECT PLANNER: **Damon DiDonato**. Telephone: (650) 363-1852.

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4. **OWNER:** **Farallon Vista Associates**
APPLICANT: **David Worden**
FILE NO.: **PLN2000-00423**
LOCATION: Capistrano Road at Cabrillo Highway, Half Moon Bay
APN: 047-081-140

Consideration of a Certificate of Compliance (Type B) and a Coastal Development Permit, pursuant to Section 7134 of the County Subdivision Ordinance and Section 6328.4 of the County Zoning Regulations, to legalize a 42,333 square foot parcel created by deed in 1966 and located on Capistrano Road and Cabrillo Highway in unincorporated Half Moon Bay. This project is appealable to the California Coastal Commission. Application filed: June 14, 2000. PROJECT PLANNER: **Damon DiDonato**. Telephone: (650) 363-1852.

5. **OWNER:** **Farallon Vista Associates**
APPLICANT: **Dave Worden**
FILE NO.: **PLN2000-00424**
LOCATION: Capistrano Road at Cabrillo Highway, Half Moon Bay
APN: 047-081-150

Consideration of a Certificate of Compliance (Type B) and a Coastal Development Permit, pursuant to Section 7134 of the County Subdivision Ordinance and Section 6328.4 of the County Zoning Regulations, to legalize a 21,162 square foot parcel created by deed in 1966 and located on Capistrano Road and Cabrillo Highway in unincorporated Half Moon Bay. This project is appealable to the California Coastal Commission. Application filed: June 14, 2000. PROJECT PLANNER: **Damon DiDonato**. Telephone: (650) 363-1852.

6. **OWNER:** **Gary Kennedy**
APPLICANT: **Frank Welch**
FILE NO.: **PLN2000-00501**
LOCATION: 12th Street (near Cabrillo Highway), Montara
APN: 037-011-220

Consideration of a Coastal Development Permit, pursuant to section 6328.4 of the San Mateo County Zoning Regulations, to allow the construction of a new 3,000 square foot single family residence on a 6,000 square foot parcel located on 12th Street in unincorporated Montara.. This project is appealable to the California Coastal Commission. Application filed: July 17, 2000. PROJECT PLANNER: **Farhad Mortazavi**. Telephone: (650) 363-1852.

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7. **OWNER:** **Mike Cocco**
APPLICANT: **Jack McCarthy**
FILE NO.: **PLN2000-00290**
LOCATION: 870 Bayview Way, Redwood City
APN: 068-185-150

Consideration of a request for: (1) Design Review approval, pursuant to Zoning Regulations Sections 6565.7 and 6565.15, and (2) Use Permit approval, pursuant to Zoning Regulations Sections 6133.3b(1) and 6503, for the construction of a new 1,987 sq. ft. single-family home on a non-conforming parcel (4,736 sq. ft.) located at 870 Bayview Way in unincorporated Redwood City (Emerald Lake Hills). Application filed: April 20, 2000. PROJECT PLANNER: **Lisa Aozasa**. Telephone: (650) 363-4852.

END OF FEBRUARY 15, 2001, ZONING HEARING OFFICER AGENDA