



## 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, March 1, 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](mailto: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](http://www.co.sanmateo.ca.us/planning)

<b>CONSENT AGENDA</b>
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1. **OWNER:** **Todd Gelfand**  
**APPLICANT:** **David Abrevaya**  
**FILE NO.:** **PLN1999-00508**  
**LOCATION:** 2700 Purisima Creek Road, Half Moon Bay  
**APN:** 066-220-020

Consideration of a Planned Agriculture District Permit Renewal, pursuant to Section 6353 of the San Mateo County Zoning Regulations, to allow the continued use of two permanent structures for farm labor housing located at 2700 Purisima Creek Road in unincorporated Half Moon Bay. Application filed: October 24, 2000. PROJECT PLANNER: **Stephanie Willsey**. Telephone: (650) 363-1829.

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2. **OWNER:** **Tim Machold and Diane Brosin**  
**APPLICANT:** **Tim Casey**  
**FILE NO.:** **PLN2000-00184**  
**LOCATION:** 65 Bernal Avenue, Moss Beach  
**APN:** 037-281-190

Consideration of a Coastal Development Permit and a Nonconforming Use Permit, pursuant to Sections 6328.4 and 6134, respectively, of the San Mateo County Zoning Regulations, to allow the construction of a 1,425 sq. ft. addition to the existing residence, a 700 sq. ft. detached garage located within the designated front setback, and 125 linear feet of improvements to Alvarado Road to provide access to the proposed detached garage. The project is appealable to the California Coastal Commission. Application filed: March 13, 2000. PROJECT PLANNER: **Sara Bortolussi**. Telephone: (650) 363-1839.

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3. **OWNER/APPLICANT:** **San Mateo County Harbor District**  
**FILE NO.:** **PLN2000-00472**  
**LOCATION:** 1 Johnson Pier (Pillar Point Harbor), Princeton  
**APN:** 047-083-060

Consideration of a Use Permit Amendment, a Coastal Development Permit, and Design Review, pursuant to Sections 6267, 6500, 6328.4, and 6565.3, respectively, of the Zoning Ordinance, to construct at the northwestern edge of Pillar Point Harbor a 5178 sq. ft. building that will include handicapped accessible public restrooms, laundry and shower facilities on the first level and rental space on the second level to augment existing harbor and marine-oriented commercial uses. This project is appealable to the California Coastal Commission. Application filed: June 30, 2000. PROJECT PLANNER: **Miroo Brewer**. Telephone: (650) 363-1853.

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4. **OWNER:** **Diane B. Burr**  
**APPLICANT:** **Kerry L. Burke**  
**FILE NO.:** **PLN2000-00546**  
**LOCATION:** 8200 Cabrillo Highway, Montara  
**APN:** 036-046-290

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to drill a domestic well on a 39,000 sq. ft. legal developed parcel located at 8200 Cabrillo Highway in the unincorporated County area of Montara. This project is appealable to the California Coastal Commission. Application filed: August 1, 2000. PROJECT PLANNER: **Farhad Mortazavi**. Telephone: (650) 363-1831.

<b>REGULAR AGENDA</b>
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5. **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 Sections 6565.7 and 6565.15 of the San Mateo Zoning Regulations, 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 nonconforming parcel (4,736 sq. ft.) located at 870 Bayview Way in unincorporated Redwood City (Emerald Lake Hills). This project was continued from the February 15, 2001, Zoning Hearing Officer meeting. Application filed: April 20, 2000. PROJECT PLANNER: **Lisa Aozasa**. Telephone: (650) 363-4852.

6. **OWNER:** **Gary Kennedy**  
**APPLICANT:** **Frank Welch**  
**FILE NO.:** **PLN2000-00501**  
**LOCATION:** 12th (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 sq. ft. single family residence on a 6,000 sq. ft. parcel located on 12th Street in unincorporated Montara.. This project was continued from the February 15, 2001, Zoning Hearing Officer meeting. This project is appealable to the California Coastal Commission. Application filed: July 17, 2000. PROJECT PLANNER: **Farhad Mortazavi**. Telephone: (650) 363-1852.

7. **OWNER/APPLICANT:** **Ronald Johnston**  
**FILE NO.:** **PLN2000-00628**  
**LOCATION:** 106 Dolphine Avenue, El Granada  
**APN:** 047-164-110

Consideration of a Home Improvement Exception, Coastal Development Permit, and Coastside Design Review Permit, pursuant to Sections 6530, 6328.4, and 6565.4 of the San Mateo County Zoning Regulations, to allow the floor area ratio, as a result of a proposed remodel to an existing single-family residence, to exceed 24.2 percent over the maximum allowed floor area ratio of 50 percent located at 106 Dolphine Avenue in the unincorporated El Granada area. This project is appealable to the California Coastal Commission. Application filed: September 6, 2000. PROJECT PLANNER: **Lily Toy**. Telephone: (650) 363-1841.

**END OF MARCH 1, 2001, ZONING HEARING OFFICER AGENDA**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DIVISION

Date: February 16, 2001

To: Zoning Hearing Officer  
From: Lily Toy, Project Planner  
Subject: Johnston Home Improvement Exception  
County File Number: PLN 2000-00628  
106 Dolphine Avenue, El Granada

This item will **not** be considered at the March 1, 2001 Zoning Hearing Officer's meeting.

Additional staff research and analysis is necessary. In addition, the item has not been advertised in a newspaper of general circulation.

A full public notification, in accordance with State law, will occur when this item is scheduled for a Zoning Hearing Officer meeting.