



**Planning & Building Department  
Zoning Hearing Officer**

**Matthew Seubert**

County Office Building  
455 County Center  
Redwood City, California 94063  
(650) 363-1825

**Notice of Public Hearing**

**REVISED**

**ZONING HEARING OFFICER AGENDA**

**Thursday, March 6, 2014**

**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: [drobinson@smcgov.org](mailto:drobinson@smcgov.org)

Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

**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 \$639.83 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 [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning), the [staff report](#) and maps will be available on our website one week prior to meeting. To subscribe to the Zoning Hearing Officer agenda mailing list, please send a blank email to: [sanmateocounty@service.govdelivery.com](mailto:sanmateocounty@service.govdelivery.com).

### **NEXT MEETING:**

The next Zoning Hearing Officer meeting will be on March 20, 2014.

**IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.**

### **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.

### **CONSENT AGENDA**

3. **Owner:** George Krusi Trust  
**Applicant:** Modus Corp.  
**File No.:** PLN2004-00177  
**Location:** 3351 El Camino Real, North Fair Oaks  
**Assessor's Parcel No.:** 060-282-580

Consideration of a Use Permit Amendment, pursuant to Section 500 and Section 6512 of the County Zoning Regulations, to replace three existing panel antennas inside of two existing cylindrical radome antenna enclosures with six new panel antennas inside two box-shaped radome enclosures. Application Deemed Complete: January 24, 2014. PROJECT PLANNER: Steven Rosen. Telephone: 650/363-1814 or Email: srosen@smcgov.org.

### **END OF THE CONSENT AGENDA**

### **REGULAR AGENDA**

4. **Owner:** Edward Andreini Trust  
**Applicant:** Caesar Biso  
**File No.:** PLN2013-00456  
**Location:** 103 Harvard Avenue, Princeton  
**Assessor's Parcel No.:** 047-031-300

Consideration of Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Ordinance, to establish a small distillery, with no public service, within an existing building. This project is appealable to the California Coastal Commission. Application Deemed Complete: January 10, 2014. PROJECT PLANNER: Erica Adams. Telephone: 650/363-1820 or Email: eadams@smcgov.org.

5. **Owner:** 25 Estrada Palomar Park, LLC  
**Applicant:** John Matthews Architects  
**File No.:** PLN2013-00376  
**Location:** 25 Estrada Place, Palomar Park  
**Assessor's Parcel No.:** 051-022-420

Consideration of a Design Review and Grading Permit, pursuant to Section 6565.3 of San Mateo County Zoning Regulations and Section 8602 of the County Ordinance Code, to allow construction of a new 4,555 sq. ft. single-family residence (4,092 sq. ft.) with an attached (463 sq. ft.) garage, grading in the amount of 1,440 cubic yards, and removal of six trees on a 20,001 sq. ft. parcel. Application Deemed Complete: January 10, 2014. PROJECT PLANNER: Erica Adams. Telephone: 650/363-1820 or Email: eadams@smcgov.org.

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