



## Planning & Building Department Zoning Hearing Officer

**Joe LaClair**

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

### Notice of Public Hearing

**ZONING HEARING OFFICER AGENDA**  
**Thursday, September 21, 2023**  
**10:00 a.m.**  
**Room 101, First Floor**  
**455 County Center, Redwood City**

#### **IN-PERSON MEETING OF ZONING HEARING OFFICER**

This meeting of the Zoning Hearing Officer will be held in-person at 455 County Center, Redwood City, Room 101, First Floor. Remote participation in this meeting will not be available. To observe or participate in the meeting, please attend in-person.

#### **ADA REQUESTS**

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Tet Maria Gonzalez, Zoning Hearing Officer Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at 650-383-0691 and/or [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to view the agenda.

#### **PUBLIC PARTICIPATION**

**Agendas and Staff Reports Online:** Please visit our website at <http://planning.smcgov.org/zoning-hearing-officer>. The staff reports, plans and maps will be available on our website one week prior to meeting.

**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. Recordings of previous Zoning Hearing Officer meetings are available to the public upon request for a fee.

**Written Comments:** Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to the Zoning Hearing Officer Secretary, Tet Maria Gonzalez at [mgonzalez1@smcgov.org](mailto:mgonzalez1@smcgov.org).
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the two minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Zoning Hearing Officer, Joe LaClair, and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Zoning Hearing Officer Secretary, Tet Maria Gonzalez, will make every effort to either (i) provide emailed comments to the Zoning Hearing Officer and make the emails publicly available on the agenda website prior to the meeting, or (ii)

read the emails during the meeting. Whether emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

**Mailed Comments:** Written comments may be mailed to San Mateo County Planning and Building Department, 455 County Center, 2<sup>nd</sup> Floor, Redwood City, CA 94063.

### **DECISIONS AND APPEALS PROCESS**

Most decisions made by the Zoning Hearing Officer are appealable to the Planning Commission. The appeal fee is \$616.35 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. The appeal date for this Hearing is October 5, 2023.

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### **NEXT MEETING:**

The next Zoning Hearing Officer meeting will be October 5, 2023.

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### **AGENDA**

#### **Pledge of Allegiance**

**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**

1. **Owner:** Salvador Navarro Trust  
**Applicant:** Aida Navarro, Owner's Representative  
**File No.:** PLN2022-00345  
**Location:** San Pedro Mountain Road, Montara  
**APN:** 036-132-270 and 036-134-060

Consideration of a Coastal Development Permit and two (2) Certificates of Compliance (Type B), pursuant to Section 6328.4 of the Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to legalize adjoining separate parcels, including APN 036-132-270 (Approx. 0.5 acres) and APN 036-134-060 (Approx. 0.21 acres), located along San Pedro Mountain Road in the unincorporated Montara area of San Mateo County. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305. Deemed Complete: August 22, 2023. Please direct any questions to Camille Leung at cleung@smcgov.org.

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### **REGULAR AGENDA**

2. **Owner:** Coastside County Water District  
**Applicant:** Jazmin Gabriel of Network Connex, on behalf of T-Mobile  
**File No.:** PLN2007-00443  
**Location:** 1900 Miramontes Point Road, unincorporated Half Moon Bay  
**APN:** 066-430-050

Consideration of Use Permit Renewal with an Amendment to allow the continued operation of an existing wireless telecommunication facility and to modify the existing operation by adding a diesel generator. Application Deemed Complete: May 25, 2023. Please direct any questions to Sam Becker at sbecker@smcgov.org.

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