

ZONING HEARING OFFICER AGENDA
Thursday, February 17, 2022
10:00 a.m.
****** BY VIDEO CONFERENCE ONLY******
<https://smcgov.zoom.us/j/96968848850>

On February 17, 2022, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. On June 11, 2021, the Governor issued Executive Order N-08-21 extending the suspension of those provisions to September 30, 2021. On September 16, 2021, the Governor signed AB 361, a bill that formalizes and modifies the teleconference procedures implemented by California public agencies in response to the Governor's Executive Orders addressing Brown Act compliance during shelter-in-place periods. AB 361 allows local governments to continue to conduct virtual meetings as long as there is a gubernatorially-proclaimed public emergency in combination with adopted findings that meeting in person would present risks to health. Thus, pursuant to AB 361, the public meetings of the Planning Commission will continue to be conducted exclusively via Zoom as long as it is found that conducting in-person meetings would present an imminent risk to the health and safety of attendees.

1. The February 17, 2022 Zoning Hearing Officer meeting may be accessed through Zoom online at Please click the link below to join the webinar: <https://smcgov.zoom.us/j/96968848850> The meeting ID is [96968848850](https://smcgov.zoom.us/j/96968848850). This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: [96968848850](https://smcgov.zoom.us/j/96968848850) then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday, February 17, 2022 at 10:00 a.m.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Zoning Hearing Officer or Zoning Hearing Officer Secretary calls for the item on which you wish to speak, click on "raise hand." The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.

CORRESPONDENCE TO THE ZONING HEARING OFFICER SECRETARY:

Debra Robinson
Phone: 650/363-1862
Facsimile: 650/363-4849
Email: Planning-Zoning@smcgov.org

Planning Department
455 County Center, 2nd Floor, Redwood City
Phone: 650/363-1825
Website: <http://planning.smcgov.org/>

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 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. The original or a computer-generated copy of a photograph 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 \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the decision by contacting Debra Robinson at drobenson@smcgov.org. **The appeal date for this meeting is, 2022**

AGENDAS AND STAFF REPORTS ONLINE:

To view the agenda, please visit our website at <http://planning.smcgov.org/zoning-hearing-officer>. The staff report and maps will be available on our website one week prior to meeting.

NEXT MEETING: The next Zoning Hearing Officer meeting is March 3, 2022.

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.**

Remote Meetings Under Brown Act**Vote to Place Future Resolutions Regarding Continued Remote Meetings Under Brown Act on a Consent Agenda**

Consideration of a Resolution Finding That, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting In Person for Meetings of the San Mateo Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees.

CONSENT AGENDA

1. **Owners/Applicants:** Mark and Hilda Cowart
File No.: PLN2019-00435
 Location: 0 Buena Vista St., Moss Beach
 APN: 047-064-190

Consideration of a Certificate of Compliance (Type B) and a Coastal Development Permit to legalize the existing undeveloped 8,750 sq. ft. parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: January 25, 2022. Please direct any questions to Sonal Aggarwal at saggarwal@smcgov.org

2. **Owner:** Nancy McGwire
Applicant: Jackson Robertson
File No.: PLN2017-00197
 Location: El Dorado Avenue, El Granada
 APN: 047-055-090

Consideration of a Certificate of Compliance (Type B) and a Coastal Development Permit to legalize an existing undeveloped 11,535 sq. ft. parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: September 30, 2021. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

3. **Owner:** James F Wickett
Applicant: T-Mobile
File No.: PLN2009-00264
 Location: 15010 Skyline Boulevard, North Skyline
 APN: 067-340-080

Consideration of a Use Permit Renewal for the continued operation of a cellular facility. Application Deemed Complete: October 30, 2021. Please direct any questions to Delaney Selvidge at dselvidge@smcgov.org.

REGULAR AGENDA

4. **Owners:** 3355 Edison Partners; Anthony and Johnny Zanette
Applicant: Synapse School
File No.: PLN2014-00295
 Location: 3375 Edison Way, North Fair Oaks
 APN's: 060-042-260 and 060-042-240

Consideration of a Use Permit Amendment and adoption of an addendum to a mitigated negative declaration to increase the maximum number of students enrolled at the existing Synapse School facility from 260 to 310. The Use Permit includes the request for an off-street parking exception to reduce the number of required on-site parking spaces from the previously approved 128 spaces to 60 spaces. Application Deemed Complete: August 22, 2021. Please direct any questions to Kanoa Kelley at kkelley@smcgov.org.
