

ZONING HEARING OFFICER AGENDA
Thursday, December 16, 2021
10:00 a.m.
****** BY VIDEO CONFERENCE ONLY******

On March 17, 2020, 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 December 16, 2021 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/98507597029> The meeting ID is 98507597029 This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 98507597029 then press #. (Find your local number: <https://smcgov.zoom.us/j/98507597029>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday December 16, 2021 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	Planning Department
Phone: 650/363-1862	455 County Center, 2nd Floor, Redwood City
Facsimile: 650/363-4849	Phone: 650/363-1825
Email: Planning-Zoning@smcgov.org	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 December 31, 2021**

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 January 6, 2021.

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 may be 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:** Rustic Enterprises, Inc. and Thomas I. Mahon
Applicant: Corie A. Edwards
File No.: PLN2021-00359
 Location: 2nd Street at Farallone Avenue, Montara
 APN: 036-014-200 and 036-014-210

Consideration of a Coastal Development Permit and a Certificate of Compliance (Type B) to legalize four lots of record as a single 10,000 sq. ft. parcel. This project is appealable to the California Coastal Commission. Application Deemed Complete: November 10, 2021. Please direct any questions to Angela Chavez at achavez@smcgov.org

2. **Owner:** 3130 Alpine LLC
Applicant: Sam Sinnott
File No.: PLN2021-00358
 Location: 3130 Alpine Road, Suite 200, Ladera
 APN: 077-160-610

Consideration of a Use Permit for the establishment of a medical clinic within existing office space. Application Deemed Complete September 30, 2021. Please direct any questions to Michael Schaller at mschaller@smcgov.org.

REGULAR AGENDA

3. **Owner:** Romeo Packing Company
Applicant: On Air LLC, Christopher Fowler
File No.: PLN2006-00182
 Location: 106-Princeton Avenue, Princeton-by-the-Sea
 APN: 047-034-320

Consideration of a Use Permit renewal to allow the continued operation of an existing wireless telecommunication facility operated by Version Wireless. Application Deemed Complete August 14, 2021. Please direct any questions to Glen Jia at bjia@smcgov.org.

Agenda Published in the San Mateo Times on December 4, 2021 and the Half Moon Bay Review on December 8, 2021