

ZONING HEARING OFFICER AGENDA
Thursday February 3, 2022
10:00 a.m.
****** BY VIDEO CONFERENCE ONLY******
<https://smcgov.zoom.us/j/91492921777>

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 February 3, 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/91492921777>. The meeting ID is 91492921777 This meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 91492921777 then press #. (Find your local number: <https://smcgov.zoom.us/u/admSDqceDg>) SAN MATEO COUNTY ZONING HEARING OFFICER MEETING, Thursday, February 3, 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 drobinson@smcgov.org. **The appeal date for this meeting is February 17, 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 February 17, 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.

REGULAR AGENDA

1. **Owner/Applicant:** Ray Casey
File No.: PLN2019-00077
 Location: 231 Cuesta Real, La Honda
 APN: 083-043-420

Consideration of a Non-Conforming Use Permit to legalize 924 sq. ft. of construction and permit two new rear decks (792 sq. ft.), a new roof and new detached two car carport to a non-conforming single-family residence on a 11,500 sq. ft. non-conforming parcel. No tree removal and minimal grading is proposed. Application Deemed Complete: January 11, 2022. Please direct any questions to Olivia Boo at oboo@smcgov.org.

2. **Owner:** 2992 Spring Partners
Applicant: Julio Kluss
File No.: PLN2021-00268
 Location: 2992 Spring Street Unit D, North Fair Oaks
 APN: 054-193-120

Consideration of a Use Permit to permit a 20-seat restaurant in association with an existing wholesale food products supplier (The Empanadas King). Application Deemed Complete: September 3, 2021. Please direct any questions to Waqar Shah at c_wshah@smcgov.org.

3. **Owners:** Hurlingame LLC
Applicant: Lei Yuan
File No.: PLN2021-00301
 Location: 624 Hurlingame Avenue, North Fair Oaks
 APN: 054-247-050

Consideration of a Non-Conforming Use Permit to construct a new 1,324 sq. ft. two-story single-family residence with non-conforming setbacks, daylight planes and parking on a non-conforming 2,500 sq. ft. parcel. Application Deemed Complete: December 30, 2021. Please direct any questions to Waqar Shah at c_wshah@smcgov.org.

4. **Owners:** 2025 Camino Al Lago
Applicant: Aron Fukuhara
File No.: PLN2021-00272
 Location: 2025 Camino Al Lago, West Menlo Park
 APN: 074-013-170

Consideration of a Minor Subdivision application to subdivide a 15,023 sq. ft. parcel into one (1) 7,512 sq. ft. parcel (Lot 1) and one (1) 7,511 sq. ft. parcel (Lot 2), located at 2025 Camino Al Lago.. The project includes the removal of five (5) significant size trees. Application Deemed Complete. December 9, 2021. Please direct any questions to Glen Jia at bjia@smcgov.org.

Agenda Published in the San Mateo Times on January 22, 2022 and the Half Moon Bay Review on January 26, 2022