

# Notice of Pending Zoning Administrator Decision

**NOTICE IS HEREBY GIVEN** that an application has been made for a determination by the City of San Mateo Zoning Administrator.

The project includes the following required approvals:

- A. Categorically Exempt under CEQA Section 15301 (e) Additions to Existing Structures;
- B. Special Use Permit (SUP) for substantial demolition of existing exterior walls, and substantial demolition of the existing roof with roof slope alterations resulting in a height increase of more than (2) two feet;
- C. Single Family Dwelling Design Review (SFDDR) for partial replacement of an existing single-family residence to be substantially removed.
- D. Site Plan and Architectural Review (SPAR) for an extension of a first-floor wall having an existing legal nonconforming side setback.

Under the provisions of the San Mateo Zoning Code, no formal hearing need be held on this application. However, items may be referred to the Planning Commission if there are significant policy issues or substantial public opposition. You may request written notification of the Decision reached by the Zoning Administrator.



**A DECISION OF THE ZONING ADMINISTRATOR WILL BE REACHED NO EARLIER THAN 5:00PM ON AUGUST 20, 2018.**

An appeal of the Zoning Administrator's decision may be made by the applicant or any interested party within ten (10) calendar days following the date of the decision by submitting a letter of appeal and paying the appeal fee.

<b>PA NUMBER / NAME:</b>	<b>PA-2018-032 / 2802 Isabelle Ave., SUP + SFDDR + SPAR</b>
<b>PROJECT LOCATION / APN:</b>	2802 Isabelle Ave. / 039-321-090
<b>PROJECT DESCRIPTION:</b>	Special Use Permit (SUP) for substantial demolition of more than 50% of the existing exterior walls, and substantial demolition of more than 50% of the existing roof with roof slope alterations resulting in a height increase of more than (2) two feet. Single Family Dwelling Design Review (SFDDR) for partial replacement of an existing single-family residence with exterior walls and roof structure proposed for substantial demolition. Site Plan and Architectural Review (SPAR) for a 1,194 square-foot first-floor addition that extends an existing, legal nonconforming side yard setback of (3) three feet, (5) five inches for a total length of 20 feet. This project is consistent with the Single Family Design Guidelines and complies with the applicable Zoning Code requirements.
<b>APPLICANT:</b>	Lisa Morrow, (650) 888-6405
<b>PROPERTY OWNERS:</b>	David and Anne Ammenti, (650) 578-8204
<b>POSTING PERIOD:</b>	August 10, 2018 – August 20, 2018 (ENDS AT 5:00 PM)
<b>CONTACT INFORMATION:</b>	Rendell Bustos, Associate Planner (650) 522-7211, <a href="mailto:rbustos@cityofsanmateo.org">rbustos@cityofsanmateo.org</a> City of San Mateo, Planning Division, 330 West 20 <sup>th</sup> Avenue, San Mateo, CA 94403

If any person challenges this item in court, that person may be limited to raising only those issues the person or someone else raised prior to the Zoning Administrator's final decision, by calling the Planning Division at (650) 522-7202, or by submitting written correspondence delivered to the City of San Mateo Planning Division prior to, or on the same day as the Zoning Administrator makes a decision.