

# Chair Report

## County of San Mateo

### Coastside Design Review Committee

13FEB2020

*The Coastside Design Review Committee (CDRC) is appointed by the Board of Supervisors to ensure that new development is compatible with the physical setting of the site and the visual character of the communities of Montara, Moss Beach, El Granada, Miramar and Princeton.*

Beverly R Garrity, Chair/MontaraRep  
Bruce Chan, Vice Chair/LandscapeArchitect  
Katie Kostiuk, Architect  
Christopher Johnson, ElGranadaRep  
Cynthia Foti, MiramarRep  
vacant, MossBeachRep  
vacant, PrincetonRep

Mark Stegmaier, AltMontaraRep  
  
vacant, AltArchitect  
Doug Machado, AltElGranadaRep  
Linda Montalto-Patterson, AltMiramarRep  
vacant, AltMossBeachRep  
vacant, AltPrincetonRep

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#### CHAIR REPORTS

January Chair Report has been approved with changes.

#### STORY POLES

CDRC prefers for story poles to be a *"requirement"*: specifics to be discussed at future meetings. March Agenda to reflect:

##### Story Pole Discussion

Current Policy - review modified current draft **policy doc** for changes and approval.

Future Direction - create new doc as a proposed **requirement**. See links sent by Katie for other Story Pole docs.

Katie researched the cost of story pole builds = \$2,000 to install, \$1,000 per visit by surveyor to certify. Mark suggests using measuring tape fixed to pole from FG to Ridge, instead of Surveyor Certification cost and effort.

#### DESIGN STANDARDS. UPDATE

Beverly & Lisa Ketcham provided input at the 12Feb2020 MCC meeting to Items

4.a.Re-Zoning and Subdivision Text Amendments of the LCP for Certain Agricultural Lands (PLN 2019-00258) and

4.b. Cypress Point - PUD-140/CD and LCP Amendment (PLN2018-0264)

requesting for MCC to add that the CDRC recommends that building height comply with a Max Building Ht (28FT) as measured from natural grade to the topmost point of the building immediately above (instead of average finished grade to average roofline as allowed in the zoning district), in MCC's response to each of these items.

Item to be added for 12March2020 CDRC meeting to discuss formal or informal CDRC participation in MCC's effort to review all discretionary SMC Planning Permits within the unincorporated MidCoast Area.

The meeting with Don Horsley, Steve Monowitz, Joe LaClair, Camille Leung, Katie Kostiuk, Beverly Garrity to discuss Questions/Goals/Next Steps (see below) that emerged from the Nov 4 meeting Katie Kostiuk & Beverly Garrity had with Don Horsley & Brae Hunter to be rescheduled from its second rescheduled date of 06Feb2020 to a future date in March.

- **Questions:**
- *What is the process to add the one clarifying sentence on how building height is measured in the Midcoast to the three zoning ordinances where it is lacking (S-3 overlay, PAD, RM/CZ)?*
- *To better understand the resources required and timeline: What are the Planning Department processes for the Design standards updates and the C-1/Midcoast ordinance effort?*
- *What are the qualifications for which Planning management would like CDRC Architects to demonstrate?*
- *What does County planning envision for the public engagement effort toward creating a C-1/Midcoast ordinance?*
- **Goals:**
- Expedite C-1 building height measurement in Midcoast change.
- Support from County Planning to focus on C-1/Midcoast ordinance prior to the Design Standards Updates.
- Add C-1/Midcoast ordinance to County long range planning schedule.
- **Next Steps:**
- Meeting with Don Horsley, Joe LaClaire, Steve Monowitz , Camille Leung, Beverly Garrity and Katie Kostiuk to discuss these questions & goals, and to review the progress drafts for the following:
  - C-1/Midcoast Purpose
  - C-1/Midcoast Permitted Uses
  - C-1/Midcoast Development Standards
  - C-1/Midcoast Performance Standards

#### CDRC POSTIONS

Welcome to Cynthia Foti, our new Miramar Rep  
See vacancies above.

#### PLANNING INSPECTION REQUESTS

Regarding project on Magellan, currently under construction, check on outdoor building lighting – seems to be excessive – expressed concern about light fixtures currently being installed.

Action - County has sent an email with the approved plans showing the lighting.

Status - Not yet corrected.

Response - County Planning will not sign off on Final Inspection until lighting is corrected.

#### FUTURE MEETINGS

Next CDRC meeting March 12, 2020.