



Planning & Building Department Coastside Design Review Committee

Dianne Whitaker
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County Office Building
455 County Center
Redwood City, California 94063
650/363-1825

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 14, 2014
1:30 p.m.

Granada Sanitary District Office
504 Avenue Alhambra, Third Floor, El Granada

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the Design Review Officer at least five (5) working days before the meeting at the contact information provided below. Notification in advance of the meeting will enable the Design Review Officer to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

SPEAKING AT THE PUBLIC HEARING:

All parties wishing to speak will have an opportunity to do so after filling out a speaker's form and handing it to the Design Review Officer. Time limits may be set by the Design Review Officer as necessary in order to accommodate all speakers. Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW OFFICER:

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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 Design Review Officer until such time as all administrative appeals are exhausted and the time for legal challenge to a decision on the item has passed. If you wish to retain the original of an item, a legible copy must be left with the Design Review Officer. The original or a computer-generated copy of a photograph must be submitted. Five (5) copies of written material should be provided for the Design Review Committee, staff and interested parties.

DECISIONS AND APPEALS PROCESS:

The Coastside Design Review Committee will make a decision when design review is the only application being considered, or make a recommendation to a different decision maker when additional planning applications are associated with the project (e.g., use permit, grading permit, etc.). Decision

rulings for a project are appealable to the Planning Commission. Appeals must be filed no later than ten (10) business days following the decision at the San Mateo County Planning Counter (address listed above). Appeal application forms are available online and at the Planning Counter. The appeal fee is \$639.83 which covers additional public noticing.

AGENDAS ONLINE:

To view the agenda and maps for all items on this agenda, please visit our website at www.planning.smcgov.org/design-review. To subscribe to the Coastside Design Review Committee agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

Copies of the plans to be considered by the Coastside Design Review Committee are on file in the Planning Department and may be reviewed by the public. For further information on any item listed below, please contact the Design Review Officer.

NEXT MEETING:

The next Coastside Design Review Committee meeting will be on September 11, 2014.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA**1:30 p.m.**

1. **Roll Call**
2. **Continuing discussion on the proposal to adjust the Coastside Design Review Committee meeting to a new time.**
3. **Oral Communications** to allow the public to address the Coastside Design Review Committee on any matter not on the agenda. If your subject is not on the agenda, the Coastside Design Review Committee will recognize you at this time. ***Speakers are customarily limited to five minutes.*** A speaker's slip is required.

REGULAR AGENDA**EL GRANADA****2:00 p.m.**

4. **Owner/Applicant:** TDR Properties
File No.: PLN 2014-00122
Location: Sonora Avenue, El Granada
Assessor's Parcel No.: 047-062-170

Consideration of design review recommendation to allow construction of a 1,073 sq. ft. new single-family residence, plus a 198 sq. ft. attached 1-car garage on an existing 3,385 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the required minimum, as part of a Coastal Development Permit. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The Coastal Development Permit decision will take place at a later date. No trees to be removed. This project is continued from the June 12, 2014 meeting and is not appealable to the California Coastal Commission.

3:00 p.m.

5. **Owner/Applicant:** Lutz Wenzel
File No.: PLN 2014-00209
Location: Avenue Portola, El Granada
Assessor's Parcel No.: 047-222-100

Consideration of design review to allow construction of a 2,746 sq. ft., new 2-story single-family residence, plus a 640 sq. ft. detached 3-car garage, on an existing 8,000 sq. ft. legal parcel. No trees to be removed.

MOSS BEACH

4:00 p.m.

6. **Owner:** Nasre Behzad Trust
Applicant: Jeannie Aiassa
File No.: PLN 2014-00213
Location: 150 Cypress Avenue, Moss Beach
Assessor's Parcel No.: 037-221-150

Consideration of design review recommendation to allow construction of a 188 sq. ft. second floor in-fill and 249 sq. ft. second floor exterior rear deck and stair additions, to an existing 2,198 sq. ft., 2-story single-family residence, located on an existing 5,680 sq. ft. developed legal parcel, as part of a Home Improvement Exception (HIE). The HIE is required pursuant to Section 6531 of the Zoning Regulations to allow 165 sq. ft. of the second floor rear deck addition to encroach 7 ft. into the minimum required rear setback of 20 ft. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The HIE decision will take place at a later date. No trees to be removed.

7. **Adjournment**

Agenda items published in the San Mateo Times on August 2, 2014 and the Half Moon Bay Review on August 6, 2014.