



## Planning & Building Department Coastside Design Review Committee

Dianne Whitaker  
Thomas Daly  
Ronald Madson  
Beverly Garrity

Willard Williams  
Kris Liang  
Greg Sarab

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, January 8, 2015  
1:30 p.m.

Granada Community Services District Office Meeting Room  
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:**

Dennis P. Aguirre, Planner  
Phone: 650/363-1867  
Facsimile: 650/363-4849  
Email: [daguirre@smcgov.org](mailto:daguirre@smcgov.org)

Planning Counter  
455 County Center, 2nd Floor, Redwood City  
Phone: 650/363-1825  
Website: [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

#### **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](http://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](mailto: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 February 12, 2015.

**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. **Chairperson's Report**
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**  
**MIRAMAR**  
1:45 p.m.

4. **Owner/Applicant:** **Philomena, LLC**  
**File No.:** **PLN 2014-00352**  
Location: Magellan Avenue, Miramar  
Assessor's Parcel No.: 048-013-090

Consideration of design review recommendation to allow construction of a 1,632 sq. ft. new three-story, single-family residence, plus a 440 sq. ft. attached two-car garage on an existing 4,396 sq. ft. legal parcel, as part of a Coastal Development Permit and Non-Conforming Use Permit. The Non-Conforming Use Permit is required pursuant to Section 6133.3.b of the San Mateo Zoning Regulations, to allow the development of a parcel that is less than 5,000 sq. ft. (where the required minimum is 10,000 sq. ft.), and side setbacks of 7 ft. – 6 in. (where the required minimum is 10 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. A decision on the design review permit, Coastal Development Permit and Non-Conforming Use Permit will take place at a later date. No trees are proposed for removal. The project is located in the Special Flood Hazard Area (Zone VE) and is appealable to the California Coastal Commission.

**MONTARA**  
3:00 p.m.

5. **Owner:** **Sirje Bewley**  
**Applicant:** **Henri Mannik**  
**File No.:** **PLN 2010-00079**  
Location: 1455 Audubon Avenue, Montara  
Assessor's Parcel No.: 036-310-180

Consideration of design review recommendation to allow construction of a 4,500 sq. ft., new single-family residence, plus an 550 sq. ft. detached garage and a 1,150 sq. ft. detached two-story barn/studio/workroom, on an existing 8.2-acre legal parcel as part of a Coastal Development Permit, Planned Agricultural Permit and Grading Permit consisting of approximately 1,445 cubic yards of cut and 990 cubic yards of fill. No trees are proposed for removal. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision on the Coastal Development Permit, Planned Agricultural Permit and Grading Permit will take place at a later date. The project is appealable to the California Coastal Commission and is continued from the December 18, 2014 meeting.

**MOSS BEACH**  
4:15 p.m.

6. **Owner/Applicant:** **Paul McGregor**  
**File No.:** **PLN 2014-00402**  
Location: Cabrillo Highway, Moss Beach  
Assessor's Parcel No.: 037-183-270

Consideration of design review recommendation to allow construction of a 1,348 sq. ft. new two-story, single-family residence, plus a 460 sq. ft. detached two-car garage, on an existing 4,354 sq. ft. legal parcel, 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. A decision on the Coastal Development Permit will take place at a later date. No significant trees are proposed for removal. The project is not appealable to the California Coastal Commission and is continued from the December 18, 2014 meeting.

5:00 p.m.

7. **Owner:** Larry Manes  
**Applicant:** Edward Love  
**File No.:** PLN 2014-00449  
Location: 199 Wienke Way, Moss Beach  
Assessor's Parcel No.: 037-123-280

Consideration of design review recommendation to allow construction of a 497 sq. ft. two-story front addition and a 634 sq. ft. second floor rear deck and stair addition to an existing 2,979 sq. ft. two-story single-family residence located on an existing 6,650 sq. ft. legal parcel, 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. A decision on the design review and Coastal Development Permit will take place at a later date. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

---

**EL GRANADA**

6:00 p.m.

8. **Owner/Applicant:** Moyses and Dayna Contreras  
**Applicant:** Pearl Renaker  
**File No.:** PLN 2014-00435  
Location: Avenue Del Oro, El Granada  
Assessor's Parcel No.: 047-221-070

Consideration of Design Review to allow construction of a 2,163 sq. ft. new two-story, single-family residence, plus a 410 sq. ft. attached two-car garage, on an existing 5,864 sq. ft. parcel. Five significant trees are proposed for removal.

---

**9. Adjournment**

---

Agenda items published in the San Mateo Times on December 27, 2014 and the Half Moon Bay Review on December 31, 2014.