



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 13, 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:

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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 (CDRC) meeting will be on September 10, 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.

Roll Call**Chairperson's Discussion Items**

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

MONTARA
2:30 p.m.

1. **Owner:** William Narey
Applicant: Scott Menary
File No.: PLN 2015-00154
Location: Farallone Avenue, Montara
Assessor's Parcel No.: 036-023-100

Consideration of Design Review Permit to allow construction of a new 2,903 sq. ft., 2-story, single-family residence, plus a 528 sq. ft. attached 2-car garage, on an existing 6,500 sq. ft. parcel. Certificate of Compliance (Type A) is pending to confirm parcel legality. Nine (9) significant trees are proposed for removal. The project is scheduled for reconsideration from the July 9, 2015 meeting.

3:30 p.m.

2. **Owner:** Robert and Rachael Sage Trust
Applicant: Robert and Rachael Sage
File No.: PLN 2015-00205
Location: 584 Kanoff Avenue, Montara
Assessor's Parcel No.: 036-065-070

Consideration of design review recommendation to allow construction of a 585 sq. ft. second floor addition that includes a 417 sq. ft. master bedroom and 168 sq. ft. rear deck and stairs, to an existing 1,286 sq. ft., 1-story single-family residence, located on an existing 4,900 sq. ft. developed legal parcel, as part of a staff-level Coastal Development Permit (CDP) and Home Improvement Exception (HIE). The HIE is required pursuant to Section 6531 of the Zoning Regulations to allow the second floor addition to encroach 5 ft. into the minimum required left side setback of 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. The CDP and HIE decisions will take place after August 13, 2015. No trees are proposed for removal.

MIRAMAR
4:30 p.m.

3. **Owner:** Frank Vella/Steve Semprevivo
Applicant: Edward Love
File No.: PLN 2015-00152
Location: Third Avenue, Miramar
Assessor's Parcel No.: 048-042-280

Consideration of design review recommendation to allow construction of a new 1,724 sq. ft., 2-story, single-family residence, plus a 400 sq. ft. attached 2-car garage, and a 551 sq. ft. second unit, on an existing 6,150 sq. ft. legal parcel, as part of a hearing-level 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 significant trees are proposed for removal. The project is appealable to the California Coastal Commission and is scheduled for reconsideration from the July 9, 2015 meeting.

4. Adjournment

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