



Planning & Building Department Coastside Design Review Committee

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Redwood City, California
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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, May 12, 2016
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

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Planning Counter

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Website: 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. 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 June 9, 2016.

AGENDA

1:30 p.m.

Roll Call**Chairperson's Report/Points of Discussion****Landscaping Task Force Recruitment and Training Update**

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**

3:00 p.m.

1. **Owner:** Doug and Jaqueline Machado
Applicant: Doug and Jaqueline Machado
File No.: PLN 2016-00054
Location: Palma Street, El Granada
Assessor's Parcel No.: 047-287-260

Consideration of a design review permit to allow construction of a new 2,337 sq. ft. two-story single-family residence with 527 sq. ft. attached garage on a 6,000 sq. ft. undeveloped parcel confirmed to be legal via merger (MIS94-0015). The undeveloped parcel is located on Palma Street in El Granada, California. The project has proposed no tree removal and approximately 90 cubic yards of grading. Project Planner: Kimberly Smith.

EL GRANADA

4:00 p.m.

2. **Owner:** Mary Beveridge
Applicant: Chris Ridgway Architect, Inc.
File No.: PLN 2016-00075
Location: Corner of Avenue Alhambra and Isabella Avenue, El Granada
Assessor's Parcel No.: 047-271-170

Consideration of a design review recommendation to allow construction of a new 2,877 sq. ft. two-story single-family residence including a 506 sq. ft., two-car detached garage on a 5,000+/- sq. ft. undeveloped legal parcel as a part of a staff-level Coastal Development Permit (CDP). The project includes the removal of four (4) trees and approximately 135 cubic yards of grading. The CDP is not appealable to the California Coastal Commission. A decision on the CDP will occur after May 12, 2016. Project Planner: Kimberly Smith.

MOSS BEACH

5:00 p.m.

3. **Owner:** Gareth Turner
Applicant: Paul McCormack
File No.: PLN 2015-00408
Location: Stetson Street, Moss Beach
Assessor's Parcel No.: 037-144-030

Consideration of a design review recommendation to allow construction of a new 3,155 sq. ft., two-story single-family residence, plus a 540 sq. ft. attached two-car garage, including 135 cubic yards of cut and 165 cubic yards of fill, on an existing 9,771 sq. ft. legal parcel, as part of a staff-level grading 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 grading permit decision will take place after May 12, 2016. The project was scheduled for continued consideration from the April 19, 2016 meeting. No trees are proposed for removal. Project Planner: Dennis Aguirre.

4. Adjournment