



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 14, 2017  
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 (DRO) 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 \$616.35 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 (CDRC) meeting will be on January 11, 2018.

**AGENDA**

1:30 p.m.

**Roll Call****Chairperson's Report**

**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.

**EL GRANADA**

2:00 p.m.

1. **Owner/Applicant:** Luis Perez  
**File No.:** PLN2017-00300  
 Location: Ferdinand Avenue, El Granada  
 Assessor's Parcel No.: 047-222-240

Consideration of a design review recommendation to allow construction of a new 2,476 sq. ft. 2-story single-family residence and an 842 sq. ft. second dwelling unit over an 879 sq. ft. detached garage, located on a 8,516 sq. ft. legal parcel (Certificate of Compliance recorded on 6/02/15), as part of a staff-level Grading Permit. The project includes the removal of 1 significant tree and involves 475 cu/yds of grading (475 cu/yds of cut and 0 cu/yds of fill). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The second dwelling unit is a ministerial project that does not require review by the CDRC. A decision will be rendered after December 14, 2017. The project is not appealable to the California Coastal Commission. Project Planner: Carmelisa Morales.

**REGULAR AGENDA****MONTARA**

3:00 p.m.

2. **Owner:** Godfrey Watson  
**Applicant:** David Hirzel  
**File No.:** PLN 2015-00400  
 Location: 171 Second Street, Montara  
 Assessor's Parcel No.: 036-042-210, 036-042-130

Consideration of design review to allow Major Modification (Modification) to this project recommended for approval by the CDRC on December 8, 2016. This project was originally approved by the Planning Commission on March 22, 2017 and will be re-considered after December 14, 2017. The proposed Modification is to allow construction of a 690 sq. ft. (formerly 819 sq. ft.) single-story (formerly two-story) addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, on two legal 5,000 sq. ft. parcels. One (1) Cypress tree is proposed for removal and only minor grading is proposed. The two project parcels will be merged into one 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. This project is part of a hearing-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

3. **Adjournment**

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