



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, May 9, 2019
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 STAFF:

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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. 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 13, 2019

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.

REGULAR AGENDA**MIRAMAR**

2:00 p.m.

1. **Owner/Applicant:** Jafar Ifran
File No.: PLN2018-00397
Location: Cortez Avenue, Miramar
Assessor's Parcel No.: 048-032-070

Consideration of Design Review recommendation to allow construction of a new 1,732 sq. ft., 2-story single-family residence, plus a 380 sq. ft. 2-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2014-00116), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 7 ft. each, where 10 ft. is the minimum allowed for each side. No trees are proposed for removal. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The project was scheduled for continued consideration from the April 11, 2019 meeting. A public hearing before the Planning Commission on the CDP and UP will take place after May 9, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

MONTARA

2:30 p.m.

2. **Owner:** Christopher C. Galang TR
Applicant: Stuart Grunow
File No.: PLN2019-00063
Location: 30 Afar Way, Montara, CA
Assessor's Parcel No.: 036-310-130

Consideration of a Design Review recommendation and staff-level Coastal Development Permit (CDP) to allow construction of a 248 sq. ft. addition to an existing 5,935 sq. ft. single-family residence and a new 625 sq. ft. 2-car garage on a 3-acre legal parcel. Minor grading and no tree removal proposed. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Decision on the staff-level CDP will take place after May 9, 2019. The CDP is not appealable to the California Coastal Commission. Project Planner: Renée Ananda.

MOSS BEACH

3:30 p.m.

3. **Owner:** David and Marsha Moutrie
Applicant: Edward Love
File No.: PLN2019-00068
Location: Alvarado Avenue @ Bernal Avenue in Moss Beach
Assessor's Parcel No.: 037-279-060

Consideration of a Design Review recommendation and hearing-level Coastal Development Permit (CDP) to allow construction of a new two-story, 2,967 sq. ft. single-family residence with an attached 570 sq. ft. 3-car garage on a 13,139 sq. ft. undeveloped legal parcel (Parcel legality confirmed via CoC, PLN2014-00414). Minor grading and no tree removal proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing before the Planning Commission on the CDP will take place after May 9, 2019. The CDP is appealable to the California Coastal Commission. (This project has been re-designed and supersedes PLN2017-00026). Project Planner: Renée Ananda.

EL GRANADA
4:30 p.m.

4. **Owner/Applicant:** Cesar Sanchez
File No.: PLN2017-00509
Location: Isabella Road, El Granada
Assessor's Parcel No.: 047-244-240

Consideration of a Design Review permit to allow construction of a new 2,662 sq. ft. two-story single-family residence (including a 477 sq. ft. attached two-car garage) on a 5,000 sq. ft. legal parcel (Recorded Lot Line Adjustment (LLA 81-14)). The project involves minor grading and no tree removal. Project Planner: Camille Leung.

5:30 p.m.

5. **Owner:** CKC Investment Properties LLC
Applicant: Doug Machado
File No.: PLN2018-00454
Location: The Alameda, El Granada
Assessor's Parcel No.: 047-127-520

Consideration of a Design Review recommendation to allow construction of a new 1,917 sq. ft. one-story single family residence with a 493 sq. ft. detached 2-car garage and a 749 sq. ft. second unit on a 6,000 sq. ft. legal parcel (legality confirmed via merger: PLN2017-00235), including 655 cubic yards of cut and no fill, as part of a staff-level Grading Permit. No significant trees are proposed for removal. The second dwelling unit is a ministerial project that does not require review by the CDRC. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. The decision on the Grading Permit will take place after May 9, 2018. Project Planner: Ruemel Panglao.

6. Adjournment

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