



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, November 14, 2019

10:30 a.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 December 12, 2019

AGENDA
10:30 a.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
11:00 a.m.

1. **Owners:** Paul and Ruth Huard
Applicant: Mackenzie Ott
File No.: PLN2018-00154
Location: Magellan Avenue, Miramar
Assessor's Parcel No.: 048-013-920

Consideration of a Design Review recommendation to allow construction of a new 2-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel (legality confirmed via Certificate of Compliance: PLN2010-00154) associated with a hearing-level Coastal Development Permit. The CDP is appealable to the California Coastal Commission. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Only minor grading is proposed. 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. A decision on the Initial Study/Mitigated Negative Declaration and Coastal Development Permit will take place after November 14, 2019. Project Planner: Ruemel Panglao.

MOSS BEACH
11:45 a.m.

2. **Owners:** Brahrum Abolmoluki
Applicant: Jen Jacinto
File No.: PLN2017-00296
Location: 1120 Columbus Street, Moss Beach
Assessor's Parcel No.: 047-275-050

Consideration of a Design Review Permit to allow a Major Modification (Modification) to a residence (2,428 sq. ft.) recommended for approval by the Coastside Design Review Committee (CDRC) on February 8, 2018 and approved by the Planning Department on March 2, 2018. The proposed Modification is to raise the ground level elevation of the rear yard by 8 feet, remove and replace the approved trees and bushes in the rear yard with low ground cover, remove the approved rear yard landscape wall, reduce the quantity of side yard landscaping, orient the rear deck stairs towards the left side yard, and add metal railings along the side yard retaining walls, on a legal 6,026 sq. ft. parcel. The project includes the removal of seven (7) significant trees, involves 450 cubic yards (c.y.) of grading (285 c.y. cut, 165 c.y. fill. Grading increased by 165 c.y. of fill from original approval). Due to the associated staff level Grading Permit, the CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. The project is not appealable to the California Coastal Commission. Project Planner: Laura Richstone.

EL GRANADA
12:30 p.m.

3. **Owners/Applicant:** Jennifer Randle
File No.: PLN2019-00231
Location: Dolphine Avenue, El Granada
Assessor's Parcel No.: 047-153-240

Consideration of a Design Review recommendation to allow the construction of a new 1,850 sq. ft., one-story single-family residence with attached 2 car garage on a legal 4,750 sq. ft. legal parcel (Legality confirmed via PLN2015-00259) associated with a staff-level Coastal Development Permit (CDP). The project includes minor grading and removal of one 60" diameter eucalyptus in the rear yard. The CDRC will make a recommendation regarding the projects compliance with design review standards. The CDP is not appealable to the CA Coastal Commission. Project Planner: Kanoa Kelley.

1:15 p.m.

4. **Owners/Applicant:** Adam Ceja
File No.: PLN2019-00102
Location: 831 Francisco Street, El Granada
Assessor's Parcel No.: 047-288-170

Consideration of a Design Review Permit to allow the construction of a new 1,141 sq. ft. 2nd story addition to an existing 2,072 sq. ft. single family residence with a detached two-car garage/workshop located on a 6,557 sq. ft. legal parcel. Two trees are proposed for removal. Project Planner: Kelsey Lang.

2:00 p.m.

5. **Owners:** Wei Zheng
Applicant: Ed Love
File No.: PLN2019-00162
Location: El Granada Blvd., El Granada
Assessor's Parcel No.: 047-151-120

Consideration of a Design Review Permit to allow construction of a new 2,725 sq. ft., two -story single-family residence with an attached 481 sq. ft. two car garage, proposed on an existing 5,230 sq. ft. vacant legal parcel (legality confirmed via Certificate of Compliance: PLN2016-00031). Minimal grading and no tree removal is proposed. Project Planner: Olivia Boo.

6. Adjournment.
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