



Planning & Building Department Coastside Design Review Committee

Dianne Whitaker
Thomas Daly
Ronald Madson
Beverly Garrity

Kris Liang
Annette Merriman

County Office Building
455 County Center
Redwood City, California 94063
650/363-1825

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 10, 2015
11:00 a.m.

Granada Community Services District Office Meeting Room
504 Avenue Alhambra, Third Floor, El Granada

Special
Meeting Time

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
Phone: 650/363-1867
Facsimile: 650/363-4849
Email: daguirre@smcgov.org

Planning Counter
455 County Center, 2nd Floor, Redwood City
Phone: 650/363-1825
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 January 14, 2016.

AGENDA
11:00 a.m.**Roll Call****Continuing discussion to formulate the structure, scope and content of training sessions for Coastside Design Review Committee members.**

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
1:00 p.m.

- Owner/Applicant:** Dayna Segner
Applicant: Dayna Segner/Marvin Lai
File No.: PLN 2015-00011
Location: Farallone Avenue, Montara
Assessor's Parcel No.: 036-017-050

Consideration of Design Review Permit to allow construction of a new 2,132 sq. ft., two-story single-family residence, plus a 474 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel. The project was re-scheduled for continued consideration from the October 22, 2015 meeting. No trees are proposed for removal.

MOSS BEACH
2:00 p.m.

- 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 design review recommendation to allow construction of a new 2,724 sq. ft., two-story single-family residence, plus a 590 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 December 10, 2015. No trees are proposed for removal.

EL GRANADA
3:00 p.m.

- Owner:** Scott Yamamoto
Applicant: Michael McCarthy
File No.: PLN 2015-00278
Location: 951 Malaga Street, El Granada
Assessor's Parcel No.: 047-293-330

Consideration of Design Review Permit to allow construction of a new 2,522 sq. ft., two-story single-family residence, plus a 480 sq. ft. attached two-car garage, on an existing 6,000 sq. ft. legal parcel, upon demolition of the existing 728 sq. ft. single-family residence and detached accessory structure. No trees are proposed for removal. The project is rescheduled for consideration from the October 22, 2015 meeting.

4:00 p.m.

4. **Owner/Applicant:** Peter Albertson
File No.: PLN 2015-00021
Location: San Pedro Avenue, El Granada
Assessor's Parcel No.: 047-173-150

Consideration of design review recommendation to allow construction of a new 2,678 sq. ft., two-story single-family residence, plus a 440 sq. ft. attached two-car garage, including 425 cubic yards of cut and 402 cubic yards of fill, on an existing 9,545 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 December 10, 2015. Six (6) significant trees are proposed for removal.

5:00 p.m.

5. **Owner:** James Boyle
Applicant: Steve Conran
File No.: PLN 2015-00376
Location: Coronado Avenue at Avenue Portola, El Granada
Assessor's Parcel No.: 047-233-360

Consideration of design review recommendation to allow construction of a new 2,015 sq. ft. single-story triplex, including two (2) one-bedroom and one (1) studio apartments, plus 602 sq. ft. for three attached one-car garages, located on an existing 5,954 sq. ft. undeveloped parcel, as part of a staff-level Coastal Development Permit (CDP) and Certificate of Compliance (CoC) Type A. 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 CoC decisions will take place after December 10, 2015. No trees are proposed for removal.

6:00 p.m.

6. **Owner:** James Boyle
Applicant: Steve Conran
File No.: PLN 2015-00377
Location: Avenue Portola, El Granada
Assessor's Parcel No.: 047-233-350

Consideration of design review recommendation to allow construction of a new 1,843 sq. ft. single-story triplex, including two (2) one-bedroom and one (1) studio apartments, plus 599 sq. ft. for three attached 1-car garages, located on an existing 6,287 sq. ft. undeveloped parcel, as part of a staff-level Coastal Development Permit (CDP) and Certificate of Compliance (CoC) Type A. 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 CoC decisions will take place after December 10, 2015. No trees are proposed for removal.

7. Adjournment