



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday December 13, 2018

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. 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 10, 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**EL GRANADA**

1:45 p.m.

1. **Owner:** Kevin Peng
Applicant: James Trotter
File No.: PLN 2018-00107
Location: 538 Valencia Avenue, El Granada
Assessor's Parcel No.: 047-103-010

Consideration of a design review recommendation to allow construction of a new 2,041 sq. ft., 2-story single-family residence, plus a 480 sq. ft. attached two-car garage and a 791 sq. ft. attached first floor second unit, located on an 6,250 sq. ft. legal parcel (Certificate of Compliance recorded on September 3, 2015), as part of a Staff-Level Grading Permit. The Grading involves 281 cubic yards (c.y.) of grading (246 cubic yards (c.y.) of cut and 35 cubic yards (c.y.) of fill). 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 second dwelling unit requires a ministerial permit that does not require review by the CDRC. The project was scheduled for continued consideration from the July 12, 2018 meeting. A decision will be rendered after December 13, 2018. The project is not appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

MONTARA

2:45 p.m.

2. **Owner/Applicant:** Mark and Janine Stegmaier
File No.: PLN2018-00268
Location: 1217 Birch Street, Montara
Assessor's Parcel No.: 036-103-630

Consideration of a design review recommendation to allow construction of a new 1-story, 1,921 sq. ft. residence, plus a 240 sq. ft. garage and 179 sq. ft. carport, to be located on a legal proposed 6,707 sq. ft. parcel (legality confirmed via PLN2005-00605) associated with a staff-level Coastal Development Permit (CDP) and Lot Line Adjustment with the rear adjoining parcel which would reduce the size of the current parcel from 8,384 sq. ft. to 6,707 sq. ft. Four trees are to be removed and only minor grading is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision will be rendered after December 13, 2018. The CDP is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao

3:45 p.m.

3. **Owner:** Sara Copeland
Applicant: Chezare Santini
File No.: PLN2018-00269
Location: 350 9th Street, Montara
Assessor's Parcel No.: 036-025-330

Consideration of a design review recommendation to allow construction of a new 2,179 sq. ft. 2-story single-family residence, plus a 935 sq. ft. attached garage, located on a 6,014 sq. ft. legal parcel (legality confirmed via PLN2014-00066), as part of a staff-level Grading Permit, comprising of 310 cubic yards of cut and 10 cubic yards of

fill. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision will be rendered after December 13, 2018. The project is not appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

4. **Adjournment**

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