



Planning & Building Department Coastside Design Review Committee

Bruce Chan
Katie Kostiuik
Christopher Johnson
Linda Montalto-Patterson

Beverly Garrity
Doug Machado
Mark Stegmaier

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

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 12, 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:

Dennis Aguirre, Design Review Officer
Phone: 650/363-1867
Facsimile: 650/363-4849
Email: daguirre@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
Facsimile: 650/363-4849
Email: cleung@smcgov.org

Ruemel Panglao, Planner
Phone: 650/363-4582
Facsimile: 650/363-4849
Email: rpanglao@smcgov.org

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 9, 2020.

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:** **Arti Mithal**
Applicant: **Raj Mithal**
File No.: **PLN2018-00490**
Location: 208 Magellan Ave, Miramar
Assessor's Parcel No.: 042-031-200

Consideration of design review recommendation to allow construction of a new 2,051 sq. ft. (formerly 2,109 sq. ft.), 3-story single-family residence, plus a 279 sq. ft. 1-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2017-00040), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow 1 covered parking space on-site where 2 covered spaces are required, a 5-foot left side setback where 10 feet is the minimum, and development on the non-conforming parcel, where 10,000 sq. ft. is required by the S-94 Zoning District. The project does not involve tree removal and only minor grading. The project was scheduled for continued consideration from the August 8, 2019 and October 10, 2019 meetings. 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 and UP will take place after December 12, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

MOSS BEACH**11:45 a.m.**

2. **Owners:** **Chester White**
Applicant: **Tim Pond**
File No.: **PLN2019-00331**
Location: 615 Lancaster Blvd, Moss Beach
Assessor's Parcel No.: 042-031-200

Consideration of design review recommendation to allow construction of a new 2,290 sq. ft., 2-story single-family residence, including a 351 sq. ft. 2-car attached garage, located on an existing 4,762 sq. ft. legal non-conforming parcel (previous house was issued a building permit in 1959), as part of a staff-level Coastal Development Permit (CDP). The project involves the removal of 2 significant trees and only minor grading. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the CDP after December 12, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

12:30 p.m.

3. **Owners:** **Jeffrey Solberg & Lisa Berlin Solberg**
Applicant: **Charlie Holman**
File No.: **PLN2019-00246**
Location: 550 Stetson St, Moss Beach
Assessor's Parcel No.: 037-084-270

Consideration of a Design Review Permit to allow construction of a 1,765 sq. ft., two-story addition, including a second dwelling unit, connecting the existing legal non-conforming single family house to the existing legal non-conforming garage, on a 10,201 sq. ft. legal parcel. The proposed addition meets all zoning development standards. Only minor grading and no tree removal is proposed. The second dwelling unit is a ministerial project that does not require review by the CDRC. Project Planner: Kelsey Lang.

EL GRANADA

1:15 p.m.

4. **Owners:** Thomas McCaffrey
Applicant: Fred Strathdee
File No.: PLN2019-00100
Location: 350 San Pedro Rd, El Granada
Assessor's Parcel No.: 047-175-030

Consideration of a Design Review Permit for a major remodel & 3,000 sq.ft. addition to a 2,201 sq.ft. single-family residence and a new detached 1,101 sq.ft. second dwelling unit on a 13,452 sq.ft parcel. The project includes an increase in the allowed height for the S-17 District to 31 feet where 28 feet is the maximum. The CDRC may increase the maximum height up to 33 feet for parcels with an average slope of 30% or greater. The second dwelling unit is a ministerial project that does not require review by the CDRC. No tree removal and only minor grading is proposed. Project Planner: Kanoa Kelley.

MONTARA

2:00 p.m.

5. **Owner/Applicant:** Ryan Houston
File No.: PLN2019-00387
Location: 460 5th St, Montara
Assessor's Parcel No.: 036-064-060

Consideration of a Coastside Design Review recommendation for a 549 sq. ft. addition to an existing non-conforming single-family residence on a substandard 4,992.50 sq. ft. parcel as part of a staff-level Coastal Development Permit. The proposed zoning meets all zoning development standards. Minimal grading and no tree removal or landscaping proposed. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with Design Review standards. Staff will make a decision on the CDP after December 12, 2019. The CDP is not appealable to the California Coastal Commission. Project Planner: Kanoa Kelley.

6. Adjournment

Published in the San Mateo Times on November 30, 2019 and the Half Moon Bay Review on December 4, 2019.