



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, January 9, 2020
1:30 p.m.

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

REVISED 12/30/19

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 February 13, 2020.

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**

2:00 p.m.

1. **Owners/Applicants:** Gerald Siu and Martha Regina Yaquian
File No.: PLN2018-00320
 Location: 247 San Juan Avenue, El Granada
 Assessor's Parcel No.: 047-137-100

Consideration of a Design Review recommendation to allow construction of a new 2-story, 2,514 sq. ft. residence, plus a 412 sq. ft. garage, located on a legal 5,594 sq. ft. parcel (legality confirmed via Certificate of Compliance; PLN2017-00309) associated with a hearing-level Coastal Development Permit, Grading Permit, and Variance. The Variance is to allow a 3 ft. street-facing side setback where 10 ft. is the minimum required and to allow a 13 ft. combined side yard setback where 15 ft. is the minimum required due to the parcel's unique triangle shape. No trees are proposed for removal. 305 cubic yards of cut and 7 cubic yards of fill are 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, Grading Permit, and Variance will take place after January 9, 2020. The CDP is appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

MOSS BEACH

3:00 p.m.

2. **Owners:** Goldstein Trust
Applicant: Ed Love
File No.: PLN2019-00158
 Location: Stetson Street, Moss Beach
 Assessor's Parcel No.: 037-084-260

Consideration of a Design Review Permit to allow a new 2,319 sq. ft. two story single-family residence on a 5,100 sq. ft. parcel (legality confirmed via Certificate of Compliance; PLN2019-00013). The project involves minor grading and no tree removal is proposed. The project is not appealable to the California Coastal Commission. Project Planner: Kelsey Lang.

4:00 p.m.

3. **Owners:** Chester White
Applicant: Tim Pond
File No.: PLN2019-00331
 Location: 615 Lancaster Blvd, Moss Beach
 Assessor's Parcel No.: 037-151-220

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. The project was scheduled for continued consideration from the December 12, 2019 meeting. Staff will make a decision on the CDP after January 9, 2020. The project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

6. Adjournment