



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, September 10, 2020
12:30 p.m.

**** BY VIDEOCONFERENCE ONLY ****

Virtual
Meeting

Special
Time

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

PUBLIC PARTICIPATION:

Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at rpanglao@smcgov.org and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. To ensure your comment is received and read to the CDRC for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The September 10, 2020 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94367663350>. The meeting ID is: 943 6766 3350. The September 10, 2020 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 943 6766 3350, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: rpanglao@smcgov.org	Email: cleung@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff via email but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. A computer-generated copy of a photograph must be submitted.

DECISIONS AND APPEALS PROCESS:

The Coastsides 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). If the Planning Counter is still closed during the appeal period due to the COVID-19 emergency, please complete the applicable forms and forward them to the project planner. They will coordinate with you regarding the payment of the appeal fee at that time. Appeal application forms are available online. The appeal fee is \$616.35 which covers additional public noticing.

REVIEW OF AGENDAS AND MEETING MATERIALS:

To view the agenda, maps, and plans for all items on this agenda, please visit our website at www.planning.smcgov.org/design-review and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com. To request hard copies of the meeting materials, including plans, please contact the Design Review Officer and allow 5-7 business days for mail delivery.

NEXT MEETING:

The next Coastsides Design Review Committee (CDRC) meeting will be on October 8, 2020.

AGENDA

12:30 p.m.

Roll Call**Chairperson's Report**

12:45 p.m.

Story Poles Discussion – Discussion about the purposes and requirements of future regulation regarding Story Poles.

1:45 p.m.

Accessory Dwelling Unit Discussion with County Counsel and Long Range Planning

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.***

REGULAR AGENDA**MONTARA**

2:45 p.m.

- Owner:** AARPAUL LLC
Applicant: Paul McGregor
File No.: PLN2014-00490
Location: Vacant parcel located at the corner of 15th Street and East Avenue which are unpaved, public rights-of-way, Montara
Assessor's Parcel No.: 037-015-090

Certification of an Initial Study/Mitigated Negative Declaration and Design Review Permit for new 3,152 sq. ft. residence (includes 625 sq. ft. attached garage and 60 sq. ft. covered porch) on a 6,000 sq. ft. legal parcel (Certificate of Compliance (Type A) was recorded on December 12, 2017) and a new 290 lineal feet long driveway which would extend from the end of 14th Street. The project includes the removal of 18 significant trees (includes 3 dead trees) and minor grading. As the property involves the development of a single-family residence in the Single-Family Residence Categorical Exclusion Area, the project qualifies for a Coastal Development Permit Exemption (CDX). The project is not appealable to the California Coastal Commission. The Initial Study/Mitigated Negative Declaration can be found here: <https://planning.smcgov.org/ceqa-document/mitigated-negative-declaration-mcgregor-residence-and-driveway>. Application Deemed Complete on: June 3, 2020. Project Planner: Camille Leung (cleung@smcgov.org).

2. Adjournment

Published in the San Mateo Times on August 29, 2020 and the Half Moon Bay Review on September 2, 2020.