



## Planning & Building Department Coastside Design Review Committee

Katie Kostiuk  
Rebecca Katkin  
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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, September 9, 2021  
1:30 p.m.

\*\*\*\* BY VIDEOCONFERENCE ONLY \*\*\*\*

Virtual  
Meeting

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](mailto: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 9, 2021 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99883736749>. The meeting ID is: 998 8373 6749. The September 9, 2021 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 998 8373 6749, 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
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**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](http://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](mailto: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 14, 2021.

**AGENDA**

1:30 p.m.

**Roll Call****Chairperson's Report**

1:45 p.m.

**Discussion of CDRC efforts related to Timing and Process for Design Review Regulation Update**

**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.***

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**REGULAR AGENDA****EL GRANADA**

2:45 p.m.

1. **Owner:** Bahram Abolmoluki  
**Applicant:** Jen Jacinto  
**File No.:** PLN2017-00296  
Location: 1120 Columbus St., El Granada  
Assessor's Parcel No.: 047-275-050

Consideration of a Design Review recommendation to allow a Major Modification (Modification) to a 2,428 sq. ft., new residence on a 6,026 sq. ft. legal parcel, recommended for approval by the CDRC on February 8, 2018 and approved along with the associated staff-level Grading Permit by the Planning Department on March 2, 2018. The proposed Modification addresses project changes made during construction including increasing the rear yard ground level elevation by 4 to 6 feet involving an additional 240 cubic yards (c.y.) of grading (fill only) and modifications to the second-story balcony and first-story deck, garage and entry doors, stone siding, railings, exterior staircase, and landscape plan, among other changes. 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 Modification to the Design Review Permit and Grading Permit after September 9, 2021. The project is not appealable to the California Coastal Commission. The project is being scheduled for continued consideration from the May 13, 2021 meeting. Application Deemed Complete on: December 15, 2020. Project Planner: Summer Burlison ([sburlison@smcgov.org](mailto:sburlison@smcgov.org)).

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**MOSS BEACH**

3:45 p.m.

2. **Owner:** Kelly Peery  
**Applicant:** Tim Pond  
**File No.:** PLN2021-00191  
Location: 239 Beach St., Moss Beach  
Assessor's Parcel No.: 037-118-110

Consideration of a Design Review recommendation for the construction of a new two story 2,446 sq. ft. single-family residence which includes an attached 342 sq. ft. garage, on a legal 5,201 sq. ft. parcel (legality confirmed via Certificate of Compliance PLN2019-00305), associated with a staff-level Coastal Development Permit (CDP). 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 September 9, 2021. The project is not appealable to the California Coastal Commission. The stand-alone garage at the site would be demolished. Minimal grading and no tree removal is proposed. Application Deemed Complete on: August 16, 2021. Project Planner: Olivia Boo ([oboo@smcgov.org](mailto:oboo@smcgov.org)).

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**3. Adjournment**