



## Planning & Building Department Coastside Design Review Committee

Dianne Whitaker  
Stuart Grunow  
Thomas Daly  
Ronald Madson

Beverly Garrity  
Kris Liang  
Annette Merriman

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Tuesday, April 19, 2016  
11:45 a.m.

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

Special  
Meeting Date  
and Time

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 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:**

Dennis P. Aguirre, Planner

Phone: 650/363-1867

Facsimile: 650/363-4849

Email: [daquirre@smcgov.org](mailto:daquirre@smcgov.org)

Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

#### **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 \$639.83 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](http://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](mailto: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 May 12, 2016.

**AGENDA**

11:45 a.m.

**Roll Call****Chairperson's Report/Points of Discussion**

**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****MOSS BEACH**

12:15 p.m.

1. **Owner:** Kyle Vogt  
**Applicant:** Justin Yonker  
**File No.:** PLN 2015-00287  
 Location: 193 Reef Point Road, Moss Beach  
 Assessor's Parcel No.: 037-123-300

Consideration of a design review recommendation to allow a 746 sq. ft. addition to an existing 3,647 single-family residence located on an existing 14,671 sq. ft. legal parcel, as part of a Non-Conforming Use Permit and hearing-level Coastal Development Permit (CDP). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The Non-Conforming Use Permit is required, pursuant to Section 6137 of the Zoning Regulations, to maintain a right side setback of 5 ft., where 10 ft. is the minimum required. The Non-Conforming Use Permit and CDP decisions will take place at a public hearing after April 19, 2016. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

1:15 p.m.

2. **Owner:** Gareth Turner  
**Applicant:** Paul McCormack  
**File No.:** PLN 2015-00408  
 Location: Stetson Street, Moss Beach  
 Assessor's Parcel No.: 037-144-030

Consideration of a design review recommendation to allow construction of a new 3,175 sq. ft., two-story single-family residence, plus a 540 sq. ft. attached two-car garage, including 135 cubic yards of cut and 165 cubic yards of fill, on an existing 9,771 sq. ft. legal parcel, as part of a staff-level grading permit. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The grading permit decision will take place after April 19, 2016. The project was scheduled for continued consideration from the March 10, 2016 meeting. No trees are proposed for removal. Project Planner: Dennis Aguirre.

**MONTARA**

2:15 p.m.

3. **Owner:** Kelly Linscott and Sara Stockalper  
**Applicant:** Leon Mercado  
**File No.:** PLN 2015-00562  
 Location: Cedar Street, Montara  
 Assessor's Parcel No.: 036-073-550

Consideration of a design review recommendation to allow construction of a new two-story, 2,856 sq. ft. single-family residence with an attached garage on a 6,250 sq. ft. legal parcel located on Cedar Street. One significant tree is proposed to be removed. The project also requires a staff-level grading permit for earth work in the amount of 380 cubic yards. The grading permit decision will take place after April 19, 2016. Project Planner: Kimberly Smith.

**EL GRANADA**  
**3:15 p.m.**

4. **Owner:** Bruce and Susan Harris  
**Applicant:** Edward Love  
**File No.:** PLN 2015-00561  
Location: Columbus Street, El Granada  
Assessor's Parcel No.: 047-243-010

Consideration of a design review recommendation to allow construction of a new 2,512 sq. ft. single-family residence with an attached 732 sq. ft. garage on a 6,170 sq. ft. legal parcel located on Columbus Street. Three (3) significant trees are proposed to be removed. The project also requires a staff-level grading permit for earth work in the amount of 310 cubic yards. A decision on the grading permit will occur after April 19, 2016. Project Planner: Kimberly Smith.

---

**4:15 p.m.**

5. **Owner and Applicant:** Justin Lang  
**File No.:** PLN 2016-00011  
Location: San Carlos Avenue, El Granada  
Assessor's Parcel No.: 047-105-240

Consideration of a design review recommendation to allow construction of a new 2,200 sq. ft. single-family residence on a 6,350 sq. ft. parcel located on San Carlos Avenue. The project includes a Coastal Development Permit (CDP) and a Certificate of Compliance (COC), Type B, to legalize the parcel. No significant trees are proposed to be removed and only minor grading is necessary. A decision on the Design Review Permit, CDP, and COC (Type B) will occur at a public hearing after April 19, 2016. The CDP is appealable to the California Coastal Commission. Project Planner: Kimberly Smith.

---

**MIRAMAR**  
**5:15 p.m.**

6. **Owner:** Philomena LLC  
**Applicant:** Tom Carey  
**File No.:** PLN 2016-00014  
Location: Miramar Drive, Miramar  
Assessor's Parcel No.: 048-054-120

Consideration of a design review recommendation to allow construction of a new 2,192 sq. ft. two-story single-family residence plus an attached 396 sq. ft. garage on an undeveloped 5,320 sq. ft. legal parcel as part of a hearing-level Coastal Development Permit (CDP). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP decision will take place at a public hearing after April 19, 2016. No trees are proposed for removal. The project is appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

---

**7. Adjournment**

---