



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

***REVISED**

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 8, 2016

11:00 a.m.

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

**Special
Meeting 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 (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 OFFICER:

Dennis P. Aguirre, Design Review Officer
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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 \$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. 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 12, 2017.

AGENDA
11:00 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

EL GRANADA
11:30 a.m.

- *1. **Owner/Applicant:** Mark Macy
File No.: PLN 2016-00201
Location: 121 Lewis Avenue, El Granada
Assessor's Parcel No.: 047-152-230

Consideration of a design review permit to allow construction of a new 2,419 sq. ft. single-family residence (formerly 2,596 sq. ft. with an attached 2 car garage) with a detached 548 sq. ft. garage on 5,936 sq. ft. undeveloped legal parcel (The property was created as "Parcel C" of a legal subdivision (X6E2772), approved in 1967). The project has proposed no tree removal and only minor grading (reduced from 210 c.y. to 185 cy). Project Planner: Camille Leung [NOTE: Previously, the project description included a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (CoC Type B). The parcel is legal and no CoC Type B or CDP is required for the project.]

12:30 p.m.

2. **Owner/Applicant:** Manuel F. Silveira
File No.: PLN 2016-00085
Location: Avenue Alhambra, El Granada
Assessor's Parcel No.: 047-043-240

Consideration of a design review permit to allow construction of a new 3,067 sq. ft. two-story single-family residence (including a 587 sq. ft. attached two-car garage) on a 6,485 sq. ft. legal parcel (Certificate of Compliance recorded on November 12, 2015). The project involves minor grading and no tree removal. Project Planner: Camille Leung

MONTARA
1:30 p.m.

3. **Owner:** Godfrey D. Watson Trust
Applicant: David Hirzel
File No.: PLN 2015-00400
Location: 171 Second Street, Montara
Assessor's Parcel No.: 036-042-210/130

Consideration of a design review recommendation to allow construction of an 819 sq. ft., (formerly 810 sq.ft.) two-story addition to an existing 1,805 sq. ft. non-conforming two-story single-family residence with a detached 600 sq. ft. 3-car garage, located on two legal 5,000 sq. ft. parcels. This is part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 10,000 sq. ft. parcel in order to bring the project to conformity with zoning standards relative to setbacks and parking. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is appealable to the California Coastal Commission. A public hearing for the CDP will be scheduled after December 8, 2016. One (1) Cypress tree is proposed for removal. The project was scheduled for continued consideration from the November 10, 2016 meeting. Project Planner: Dennis P. Aguirre.

2:30 p.m.

4. **Owner:** Gerald R. Santini
Applicant: Chezare Santini
File No.: PLN 2016-00333
Location: Sunshine Valley Road, Montara
Assessor's Parcel No.: 036-282-050

Consideration of a design review permit to allow construction of a new 2,207 sq. ft. (formerly 2,217 sq. ft.), 1-1/2 story single-family residence plus an attached 575 sq. ft. (formerly 611 sq. ft.), two-car garage on a 6,197 sq. ft. legal parcel. Nine (9) trees are proposed for removal. The project was scheduled for continued consideration from the November 10, 2016 meeting. Project Planner: Dennis P. Aguirre.

3:30 p.m.

5. **Owner:** Joo Daniel Miles
Applicant: Chris Ridgway
File No.: PLN 2015-00527
Location: Main Street, Montara
Assessor's Parcel No.: 036-047-030/040

Consideration of a Design Review recommendation to allow construction of a new 2-story 2,609 sq. ft. single-family residence (formerly 2,616 sq. ft.) with an attached 437 sq. ft. 2-car garage (formerly 411 sq. ft.), including a 695 sq. ft. 2nd Unit on two legal 2,500 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 5,000 sq. ft. parcel. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing for the CDP will be scheduled after December 8, 2016. The CDP is appealable to the California Coastal Commission. The project includes the removal of four (4) trees and approximately 120 cubic yards of grading. Project Planner: Camille Leung.

6. Adjournment
