



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 13, 2017
11:30 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:

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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 August 10, 2017.

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**MOSS BEACH**
12:00 p.m.

1. **Owner:** Zubar LLC
Applicant: Carlos Zubieta
File No.: PLN2016-00444
Location: Arbor Lane, Moss Beach
Assessor's Parcel No.: 037-123-430

Consideration of a Design Review recommendation to allow construction of a new 3,519 sq. ft. 2-story single-family residence and 468 sq. ft. attached garage, located on a 14,320 sq. ft. parcel, as part of a hearing-level Coastal Development Permit (CDP) and Grading Permit. The project includes the removal of 2 significant trees and involves 368 c.y. of grading (186 c.y. of cut and 182 c.y. of fill). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing on the CDP and Grading Permit will take place at a later date. The CDP is appealable to the California Coastal Commission. Project Planner: Carmelisa Morales.

2. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN2015-00380 (Lot 1)
Location: Vallemar St. @ Juliana Ave., Moss Beach
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 4,740 sq. ft., 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. detached 2-car garage, located on a 23,473 sq. ft. parcel*, as part of a project consisting of a hearing-level Coastal Development Permit (CDP), Resource Management & Grading permit for 4 new single family residences on 4 reconfigured parcels (*via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots) on a 2.48-acre site (zoned: RM-CZ/DR/CD; located within a County Scenic Corridor). The proposed residence involves the removal of 1 significant tree (Monterey Cypress) and associated grading (250 c.y. of cut and 400 c.y. of fill; net import 150 c.y.). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place at some point after the CDRC Meeting. The CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook.

3. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN2015-00380 (Lot 2)
Location: Vallemar St. @ Juliana Ave., Moss Beach
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280 & -290

Consideration of a Design Review recommendation to allow construction of a new 4,859 sq. ft. 3-story single-family residence (includes a 776 sq. ft. 3rd story mezzanine area), with a 585 sq. ft. attached 2-car garage, located on a 22,220 sq. ft. parcel*, as part of a project consisting of a hearing-level Coastal Development Permit (CDP), Resource Management & Grading permit for 4 new single family residences on 4 reconfigured parcels (*via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots) on a 2.48-acre site (zoned: RM-CZ/DR/CD; located within a County Scenic Corridor). The proposed residence involves the removal of 9 significant and 2 non-significant trees (Monterey Cypress) and associated grading (300 c.y. of cut and 500 c.y. of fill; net import 200 c.y.). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook.

4. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN2015-00380 (Lot 3)
Location: Vallemar St. @ Juliana Ave., Moss Beach
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 4,740 sq. ft. 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. detached 2-car garage, located on a 24,211 sq. ft. parcel*, as part of a project consisting of a hearing-level Coastal Development Permit (CDP), Resource Management & Grading permit for 4 new single family residences (including this one) on 4 reconfigured parcels (*via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots) on a 2.48-acre site (zoned: RM-CZ/DR/CD; located within a County Scenic Corridor). The proposed residence involves the removal of 9 significant (Monterey cypress) trees and associated grading (0 c.y. of cut and 1100 c.y. of fill; net import 1100 c.y.). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook.

5. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN2015-00380 (Lot 4)
Location: Vallemar St. @ Juliana Ave., Moss Beach
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 4,740 sq. ft. 3-story single-family residence (includes a 408 sq. ft. 3rd story mezzanine area), with a 576 sq. ft. attached 2-car garage, located on a 32,324 sq. ft. parcel*, as part of a project consisting of a hearing-level Coastal Development Permit (CDP), Resource Management & Grading permit for 4 new single family residences on 4 reconfigured parcels (*via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots) on a 2.48-acre site (zoned: RM-CZ/DR/CD; located within a County Scenic Corridor). The proposed residence involves the removal of 11 significant trees (Monterey cypress) and associated grading (50 c.y. of cut and 1100 c.y. of fill; net import 1050 c.y.). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook.

4:30 p.m.

6. **Brief Adjournment**

5:00 p.m.

7. **Owner:** Bob Vlahopoulos
Applicant: Peter Baltay, TOPOS Architects
File No.: PLN2017-00085
Location: 125 Los Banos, Moss Beach
Assessor's Parcel No.: 037-252-040

Consideration of a Design Review recommendation to allow the remodel of an existing 2,534 sq. ft. one-story single family residence, including the removal of an attached 430 sq. ft. 2-car garage for geological reasons and remodel of the remaining 2,087 sq. ft. residence (including rebuilding the foundation, new windows, and renovation of the entire structure). The project involves minor grading (114 c.y. of cut) and no tree removals. The applicant plans to maintain the existing retaining wall at the rear of the property and replace existing 6-foot high fence on top of retaining wall, as a part of a staff-level Off-Street Parking Exception. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A decision on the Off-Street Parking Exception will take place after July 13, 2017. As no Coastal Development Permit is required, the project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

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8. **Adjournment**
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