



Planning & Building Department Coastside Design Review Committee

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455 County Center
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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, October 12, 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 November 9, 2017.

AGENDA
11:30 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

MOSS BEACH
12:00 p.m.

1. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN 2015-00380 (Lot 1)
Location: Vallemar Street at Juliana Avenue, Moss Beach
Assessor's Parcel Nos.: 037-086-230, -240, -250, -260, -270, -280, and -290

Consideration of a Design Review recommendation to allow construction of a new two-story¹, 3,997 sq. ft., single-family residence (with a 239 sq. ft. "catwalk" area providing access to a roof deck), with an attached (by covered walkway) two-car 576 sq. ft. garage, including 510 sq. ft. of covered decks and 949 sq. ft. of exterior uncovered decks, located on a 23,473 sq. ft. parcel². This is part of an overall project consisting of a Coastal Development Permit (CDP), Resource Management Permit, and Grading permit for four new single-family residences (including this one) on four reconfigured parcels² on a 2.48-acre site (zoned: RM-CZ/DR; located within a County Scenic Corridor); this specific case includes the removal of one significant (Monterey cypress) tree and associated grading (250 cu/yds. of cut and 400 cu/yds. of fill; net import 150 cu/yds.). 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 associated CDP is appealable to the California Coastal Commission. Project Planner: Dave Holbrook.

¹With the removal of dormers and this upper access area leading only to the roof deck, staff would no longer consider this a three-story residence.

²Via a proposed Lot Line Adjustment which will adjust the existing seven legal lots down to four lots of sizes indicated.

2. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN 2015-00380 (Lot 2)
Location: Vallemar Street at Juliana Avenue, Moss Beach
Assessor's Parcel Nos.: 037-086-230, -240, -250, -260, -270, -280, and -290

Consideration of a Design Review recommendation to allow construction of a new two-story¹, 3,994 sq. ft. single-family residence (with a 461 sq. ft. "catwalk"/conditioned floor area providing access to a roof deck and storage area above the garage), with a 586 sq. ft. attached two-car garage, including 403 sq. ft. of covered decks and 420 sq. ft. of exterior uncovered decks, located on a 22,220 sq. ft. parcel². This is part of an overall project consisting of a Coastal Development Permit (CDP), Resource Management Permit, and Grading permit for four new single-family residences (including this one) on four reconfigured parcels² (zoned: RM-CZ/DR; located within a County Scenic Corridor); this specific case includes the removal of nine significant and two non-significant (Monterey cypress) trees and associated grading (300 cu/yds. of cut and 500 cu/yds. of fill; net import 200 cu/yds.). 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 associated CDP is appealable to the California Coastal Commission. Project Planner: Dave Holbrook.

¹With the removal of dormers and this upper access area leading only to the roof deck and storage area above the garage, staff would no longer consider this a three-story residence.

² Via a proposed Lot Line Adjustment which will adjust the existing seven legal lots down to four lots of sizes indicated.

3. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN 2015-00380 (Lot 3)
 Location: Vallemar Street at Juliana Avenue, Moss Beach
 Assessor's Parcel Nos.: 037-086-230, -240, -250, -260, -270, -280, and -290

Consideration of a Design Review recommendation to allow construction of a new two-story¹, 3,997 sq. ft. single-family residence (with a 239 sq. ft. "catwalk" providing access to a roof deck), with an attached (by covered walkway) 576 sq. ft. two-car garage, including 519 sq. ft. of covered decks and 1,047 sq. ft. of exterior uncovered decks, located on a 24,211 sq. ft. parcel². This is part of an overall project consisting of a Coastal Development Permit (CDP), Resource Management Permit, and Grading permit for four new single-family residences (including this one) on four reconfigured parcels¹ (zoned: RM-CZ/DR; located within a County Scenic Corridor); this specific case includes the removal of nine significant (Monterey cypress) trees and associated grading (0 cu/yds. of cut and 1,100 cu/yds. of fill; net import 1,100 cu/yds.). 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 associated CDP is appealable to the California Coastal Commission. Project Planner: Dave Holbrook.

¹With the removal of dormers and this upper access area leading only to the roof deck, staff would no longer consider this a three-story residence.

²Via a proposed Lot Line Adjustment which will adjust the existing seven legal lots down to four lots of sizes indicated.

4. **Owner/Applicant:** Moss Beach Associates, LLC
File No.: PLN 2015-00380 (Lot 4)
 Location: Vallemar Street at Juliana Avenue, Moss Beach
 Assessor's Parcel Nos.: 037-086-230, -240, -250, -260, -270, -280, and -290

Consideration of a Design Review recommendation to allow construction of a new two-story¹, 3,997 sq. ft. single-family residence (includes a 239 sq. ft. "catwalk" providing access to a roof deck), with a 576 sq. ft. attached (by covered walkway) two-car garage, including 476 sq. ft. of covered decks and 1,049 sq. ft. of exterior uncovered decks, located on a 32,324 sq. ft. parcel². This is part of an overall project consisting of a Coastal Development Permit (CDP), Resource Management Permit, and Grading permit for four new single-family residences (including this one) on four reconfigured parcels² on a 2.48-acre site (zoned: RM-CZ/DR; located within a County Scenic Corridor); this specific case includes the removal of 11 significant (Monterey cypress) trees and associated grading (50 cu/yds. of cut and 1,100 cu/yds. of fill; net import 1,050 cu/yds.). 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 associated CDP is appealable to the California Coastal Commission. Project Planner: Dave Holbrook.

¹With the removal of dormers and this upper access area leading only to the roof deck, staff would no longer consider this a three-story residence.

²Via a proposed Lot Line Adjustment which will adjust the existing seven legal lots down to four lots of sizes indicated.

Montara
2:30 p.m.

5. **Owner/Applicant:** Yumi Son
File No.: PLN 2016-00302
 Location: Date Street, Montara
 Assessor's Parcel No.: 036-152-340

Consideration of a Design review recommendation to allow construction of a new 2,539 sq. ft., one-story single-family residence plus a 431 sq. ft. attached garage, located on a 8,125 sq. ft. parcel, and Grading Permit for 600 c.y. of cut and 0 c.y. of fill. Two trees are proposed for removal. The project involves 600 cubic yards (c.y.) of grading (600 c.y. of cut and 0 c.y. of fill). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding compliance with design review standards. A public hearing before the Planning Commission on the Grading Permit will take place at a later date. . Project Planner: Dennis P. Aguirre.

EL GRANADA
3:30 p.m.

6. **Owner:** Fengliang Xue, Bin Li, Xin Xu
Applicant: Chris Ridgway
File No.: PLN 2017-00098
Location: San Carlos Avenue, El Granada
Assessor's Parcel No.: 047-111-270

Consideration of a Design Review recommendation to allow construction of a new 2,343 sq. ft., two-story single-family residence and a 416 sq. ft. detached garage, located on a 4,800 sq. ft. non-conforming parcel, as part of a Certificate of Compliance (CoC) Type B to legalize the parcel and a Coastal Development Permit (CDP) application. No tree removal is proposed. The project involves 235 cubic yards (c.y.) of grading (195 c.y. of cut and 40 c.y. of fill). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing before the Planning Commission on the CoC Type B and CDP will take place at a later date. The project is appealable to the California Coastal Commission. Project Planner: Carmelisa Morales.

4:30 p.m.

7. **Owner:** John Reavill
Applicant: Eric Keng
File No.: PLN 2017-00087
Location: 438 Sevilla Avenue, El Granada
Assessor's Parcel No.: 047-055-120

Consideration of Design Review Permit to allow construction of a new 2,130 sq. ft., three-story single-family residence, plus a 513 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel (COC Type B, PLN 2016-00158). Five (5) Cypress trees are proposed for removal. Project Planner: Dennis Aguirre.

5:30 p.m.

8. **Owner:** Harmony Land Development LLC
Applicant: Eric Keng
File No.: PLN 2016-00141
Location: 640 Coronado Street, El Granada
Assessor's Parcel No.: 047-281-160

Consideration of a Design Review recommendation to allow construction of a new, two-story, 2,034 sq. ft. (formerly 2,761 sq. ft.) single-family residence, including a 407 sq. ft. (formerly 416 sq. ft.) attached garage on an undeveloped, 6,705 sq. ft. legal parcel (Parcel legality status via a Lot Line Adjustment/Merger PLN 2001-00287), as a part of 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. A decision for the CDP will take place after October 12, 2017, which is not appealable to the California Coastal Commission. The project no longer requires a Variance. No trees would be removed and only minor grading (152 c.y.) is proposed. The project was continued from the February 9, 2017 and June 8, 2017 meetings. Project Planner: Camille Leung.

9. Adjournment
