



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

REVISED

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 11, 2019

1:30 p.m.

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

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 STAFF:

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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 8, 2019.

AGENDA
1:30 p.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

MIRAMAR
2:00 p.m.

1. **Owner:** Randy Ralston
Applicant: Kerry Burke
File No.: PLN2019-00060
Location: Hermosa Avenue, Miramar
Assessor's Parcel No.: 048-065-190

Consideration of a Design Review Permit to allow construction of a new 2-story 2,675 sq. ft. single family residence, plus a 429 sq. ft. attached 2-car garage, and a 650 sq. ft. Second Unit on a 20,012 sq. ft. legal parcel (per Lot Line Adjustment: LLA92-0016). The property would be accessed via a 100 ft. long new asphalt driveway from an existing improved portion of Hermosa Avenue. No significant tree removal and only minor grading is proposed. The project scope includes the removal of a portion of an arroyo willow thicket to accommodate the proposed development. The second dwelling unit is a ministerial project that does not require review by the CDRC. The project was scheduled for continued consideration from the June 13, 2019 meeting. This project qualifies for a Coastal Development Permit Exemption and is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

MOSS BEACH
3:00 p.m.

2. **Owner/Applicant:** Paul McCormack
File No.: PLN2015-00408
Location: 824 Stetson Street, Moss Beach
Assessor's Parcel No.: 037-144-030

Consideration of a Design Review Permit for a Major Modification (Modification) to a single-family residence (3,175 sq. ft.) with an attached 2-car garage (540 sq. ft.), located on a legal 9,771 sq. ft. associated with a staff-level Grading Permit, recommended for approval by the Coastside Design Review Committee on April 19, 2016. The proposed modification is to allow exterior changes to the house and changes to landscaping with no change to building footprint or height. Project Planner: Camille Leung.

3:45 p.m.

3. **Owner:** Li Fuli
Applicant: David Jaehning
File No.: PLN2018-00458
Location: Sunshine Valley Road, Moss Beach
Assessor's Parcel No.: 037-156-130

Consideration of a design review recommendation to allow the construction of a new 2190 sq. ft., three-story single-family residence to include a 730 sq. ft. interior second unit located on a 5,000 sq. ft. parcel, as part of a hearing level Coastal Development Permit (CDP), Certificate of Compliance (COC) Type A to confirm parcel legality, and a Variance to allow: 1) an 18-foot rear-yard setback, where 20 feet is the minimum required; 2) a height of 33 feet, where 28 feet is the maximum height allowed and, 3) two tandem uncovered parking spaces in the right side-yard setback, where two non-tandem covered parking spaces are required. Ten trees (including eight significant and two non-significant trees) are proposed for removal and only minor grading is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with the design review standards. The second unit is a ministerial project that does not require review by the CDRC. A public hearing before the Planning Commission on the Variance, and CDP will take place after July 11, 2019. The CDP is appealable to the California Coastal Commission. Planner: Laura Richstone.

MONTARA**4:30 p.m.**

4. **Owner:** Christopher C. Galang TR
Applicant: Stuart Grunow
File No.: PLN2019-00063
Location: 30 Afar Way, Montara
Assessor's Parcel No.: 036-310-130

Design Review Permit recommendation and staff-level Coastal Development Permit (CDP) to allow construction of a 232 sq. ft. addition, including a new 625 sq. ft., detached 2-car garage to an existing 5,935 sq. ft., 2-story, single-family residence on a 130,680 sq. ft. legal parcel. Existing partial basement would be converted to a full basement below grade that does not count towards Floor Area Ratio (FAR), resulting in a total 6,067 sq. ft. FAR where 6,200 sq. ft. is the maximum allowed. Minor grading and no tree removal are proposed. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. The decision on the staff-level CDP will take place after July 11, 2019. The CDP is not appealable to the California Coastal Commission. Zoned: PAD/DR/CD. The proposed project was scheduled for continued consideration from the May 9, 2019 meeting. Project Planner: Renée Ananda.

5:15 p.m.

5. **Owner/Applicant:** Jordan McWherter
File No.: PLN2018-00322
Location: 1237 Grant Road, Montara
Assessor's Parcel No.: 036-225-130

Consideration of a Design Review recommendation to allow construction of a new 2-story, 4,237 sq. ft. (formerly 4,000 sq. ft.) residence, plus a 433 sq. ft. (formerly 437 sq. ft.) garage, located on a legal 4.77-acre parcel (legality confirmed via subdivision, SMJ 80-6) associated with a staff-level Coastal Development Permit, Resource Management Permit, and Grading Permit. The project involves 410 cubic yards (formerly 920 cubic yards) of cut and 175 cubic yards (formerly 75 cubic yards) of fill and the removal of 9 significant trees. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The project was scheduled for continued consideration from the June 13, 2019 meeting. A decision on the Initial Study/Mitigated Negative Declaration, Coastal Development Permit, Resource Management Permit, and Grading Permit will take place after July 11, 2019. Project Planner: Ruemel Panglao.

EL GRANADA**6:15 p.m.**

6. **Owner:** John Reavill
Applicant: Viotti Architects
File No.: PLN2017-00087
Location: 438 Sevilla Avenue, El Granada
Assessor's Parcel No.: 047-055-120

Consideration of a Design Review Permit for a Major Modification (Modification) to the CDRC's approval of a single-family residence (2,130 sq. ft.) with an attached 2-car garage (513 sq. ft.), located on a legal 5,000 sq. ft. parcel, including the removal of 5 Monterey Cypress trees, approved by the Coastside Design Review Committee on November 9, 2017. The proposed modification is to allow exterior changes only; the footprint and height of the house would not change. Project Planner: Kanoa Kelley.

7. Adjournment

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