



Planning & Building Department Emerald Lake Hills Design Review Officer

Erica D. Adams

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

Notice of Public Hearing

EMERALD LAKE HILLS DESIGN REVIEW OFFICER AGENDA

Tuesday March 7, 2023
2:00 p.m.
Room 201, Second Floor
455 County Center, Redwood City

In-person
Meeting
Only

Emerald Lake Hills Design Review Officer 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 EMERALD LAKE HILLS REVIEW OFFICER:

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Planning Counter

455 County Center, 2nd Floor, Redwood City

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Website: <https://www.smcgov.org/planning>

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff in advance of a hearing electronically via email. 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.

DECISIONS AND APPEALS PROCESS:

The Emerald Lake Hills Design Review Officer 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 <https://www.smcgov.org/planning>. To subscribe to the Emerald Lake Hills Design Review Officer agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

Copies of the plans to be considered by the Emerald Lake Hills Design Review Officer 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 Emerald Lake Hills Design Review Officer meeting will be on April 4, 2023.

AGENDA

Oral Communications to allow the public to address the Design Review Officer, on any matter not on the agenda. If your subject is not on the agenda, the Review Officer, will recognize you at this time. ***Speakers are customarily limited to five minutes.*** A speaker's slip is required.

REGULAR AGENDA

2:00 p.m.

1. **Owner:** Katherine Chappellear
Applicant: Grace Chow, Barron Construction
File No.: PLN2022-00142
 Location: 1014 Wilmington Way, Emerald Lake Hills
 APN: 068-212-030

Design Review recommendation for a major remodel and the addition of 360 sq. ft. living space and new 539 sq. ft. attached garage to a 995 sq. ft., existing residence on a 16,443 sq. ft. parcel, associated with staff-level Grading Permit for 557 cy of earthwork for the infill of existing pool to create a new driveway entrance and the removal of four significant trees. An unpermitted, detached, 246 sq. ft. carport will be demolished. A decision on the Grading permit will take place after March 7, 2023. Application deemed complete on February 10, 2023.

2. **Owner/ Applicant:** Ron Grove
File No.: PLN2022-00323
 Location: 1019 Wilmington Way, Emerald Lake Hills
 APN: 068-211-190

Design Review recommendation for a new 3,626 sq. ft. house with an attached 517 sq. ft. garage, on a 13,925 sq. ft. legal parcel, associated with staff-level Grading Permit for 915 cy of earthwork and the removal of five significant trees. The existing house to be demolished. A decision on the Grading Permit will take place after March 7, 2023. Application deemed complete on February 21, 2023.

3. **Owner:** Bill Wong
Applicant: Toby Long
File No.: PLN2022-00199
 Location: 264 Sylvan Way, Emerald Lake Hills
 APN: 057-081-190

Design Review recommendation for a new 3-story, 5,145 sq. ft. house with a 1,006 sq. ft. attached 4-car garage and 972 sq. ft. Accessory Dwelling Unit (not subject to Design Review) on a 25,696 sq. ft. parcel, associated with a staff-level Grading Permit for 550 cy of earthwork and removal of 5 significant trees. The existing house will be demolished. A decision on the Grading Permit will take place after March 7, 2023. Application deemed complete on February 21, 2023.

Adjournment