



Planning & Building Department Coastside Design Review Committee

Dianne Whitaker
Stuart Grunow
Thomas Daly
Christopher Johnson

Beverly Garrity
Kris Liang
Annette Merriman

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

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, October 13, 2016

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 OFFICER:

Dennis P. Aguirre, Design Review Officer
Phone: 650/363-1867
Facsimile: 650/363-4849
Email: daguirre@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
Facsimile: 650/363-4849
Email: cleung@smcgov.org

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 November 10, 2016.

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**MONTARA**

2:00 p.m.

1. **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 2,616 sq. ft. single-family residence with an attached 411 sq. ft. 2-car garage, 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 October 13, 2016. The CDP is appealable to the California Coastal Commission. The project includes the removal of four (4) trees and approximately 135 cubic yards of grading. Project Planner: Camille Leung.

3:00 p.m.

2. **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 840 sq. ft. two-story addition to an existing 1,794 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 October 13, 2016. One (1) Cypress tree is proposed for removal. Project Planner: Dennis P. Aguirre.

EL GRANADA

4:00 p.m.

3. **Owner:** Joe Bettencourt
Applicant: Jeff Guinta
File No.: PLN 2015-00416
Location: The Alameda, El Granada
Assessor's Parcel No.: 047-234-220

Consideration of a design review permit to allow construction of a new 2,673 sq. ft. two-story single-family residence plus an attached 481 sq. ft., two-car garage on a 6,273 sq. ft. legal parcel. Eleven (11) trees are proposed for removal. The project was scheduled for continued consideration from the September 8, 2016 meeting. Project Planner: Dennis P. Aguirre.

4. Adjournment