



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 10, 2017  
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:**

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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](http://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](mailto: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 September 14, 2017.

**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.

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**REGULAR AGENDA**  
**MOSS BEACH**  
2:00 p.m.

1. **Owner:** Janet Wyer  
**Applicant:** Doug Snow  
**File No.:** PLN2016-00452  
Location: 633 Lancaster Boulevard, Moss Beach  
Assessor's Parcel No.: 037-151-300

Consideration of a Design Review recommendation to allow construction of a 366 sq. ft. addition to an existing 1,708 sq. ft. single-family residence, to add 72 sq. ft. to the front of the garage, 45 sq. ft. to the 1st floor, and 216 sq. ft. to the front of the 2nd floor, a 33 sq. ft. new stair, as well as a 85.5 sq. ft. rear deck addition. A Home Improvement Exception (HIE) is required to allow for a 5-.3 feet right side yard where 8.4 feet is required (min. 15-ft required combined side setback), on a legal 5,000 sq. ft. parcel. The project does not involve tree removal and only minor grading. 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 staff-level CDP and the HIE will occur after August 10, 2017. The CDP is not appealable to the CA Coastal Commission. Project Planner: Camille Leung.

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**EL GRANADA**  
3:00 p.m.

2. **Owner/Applicant:** Scott Yamamoto  
**File No.:** PLN 2015-00278  
Location: 951 Malaga Street, El Granada  
Assessor's Parcel No.: 047-293-330

Consideration of Design Review Permit to allow Major Modification (Modification) to a project approved by the CDRC on December 10, 2015, to allow construction of a new 2,259 sq. ft., two-story single-family residence (formerly 2,552 sq. ft.), plus a 405 sq. ft. attached two-car garage (formerly 480 sq. ft.), on an existing 6,000 sq. ft. legal parcel, upon demolition of the existing 728 sq. ft. single-family residence and detached accessory structure. House and garage sizes have been reduced by 293 sq. ft. and 75 sq. ft., respectively. No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

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**MONTARA**  
4:00 p.m.

3. **Owner:** William Bright  
**Applicant:** Doug Machado  
**File No.:** PLN 2017-00155  
Location: Birch Street, Montara  
Assessor's Parcel No.: 036-122-370

Consideration of a Design Review Permit to allow construction of a new 2,605 square foot two-story single-family residence with a 542 square foot attached garage on an undeveloped 6,261 square foot legal parcel (subdivision recorded on March 24, 2016). The project includes the removal of one 12" DBH plum tree and minor grading. Project Planner: Ruemel Panglao

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5:00 p.m.

4. **Owner/Applicant:** Michael Uniacke  
**File No.:** PLN2017-00154  
Location: George Street at Birch Street, Montara  
Assessor's Parcel No.: 036-101-340

Consideration of a Design Review Permit to allow construction of a new 2-story, 3,300 sq. ft. single-family residence, including an attached 2-car, 558 sq. ft. garage, on a 6,249 sq. ft. legal parcel (COC recorded on June 13, 2017). The project includes the removal of one 38" d.b.h. pine tree and minor grading. Project Planner: Camille Leung.

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5. **Adjournment**

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