



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 18, 2014
10:00 a.m.

Half Moon Bay Yacht Club
214 Princeton Avenue, Princeton

*Note: Special
Meeting Date,
Time and Place*

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 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 \$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 January 8, 2015.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA
10:00 a.m.

1. **Roll Call**
2. **CDRC Discussion Session on the Following Items:**
 - a. Current order of reviews/hearings by CDRC, Planning Commission, Coastal Commission.
 - b. Requirements for applicants to show adequate design and project detail for CDRC hearings.
 - c. Content to summarize the CDRC conclusions.
 - d. CDRC participation at Planning Commission hearings.
 - e. Update of Community Design Manual.
3. **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
AGENDA
EL GRANADA
11:30 p.m.

4. **Owner/Applicant:** Patrick Power
File No.: PLN 2014-00350
Location: 224 Del Monte Road, El Granada
Assessor's Parcel No.: 047-143-190

Consideration of design review recommendation to allow construction of a 2,561 sq. ft. new four-story, single-family residence, plus a 506 sq. ft. attached two-car garage on an existing 6,132 sq. ft. legal parcel, as part of a Grading Permit. One significant tree to be removed. 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 decision on the Grading Permit will take place at a later date. The project is not appealable to the California Coastal Commission and is continued from the November 13, 2013 meeting.

MONTARA
12:30 p.m.

5. **Owner:** Sirje Bewley
Applicant: Henri Mannik
File No.: PLN 2010-00079
Location: 1455 Audubon Avenue, Montara
Assessor's Parcel No.: 036-310-180

Consideration of design review recommendation to allow construction of a 6,401 sq. ft., new single-family residence, plus a 636 sq. ft. attached garage and a 1,657 sq. ft. detached studio/barn, on an existing 8.2-acre legal parcel as part of a Coastal Development Permit, Planned Agricultural Permit and Grading Permit consisting of 1,445 cubic yards of cut and 990 cubic yards of fill. No trees are proposed for removal. 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 decision on the Coastal Development Permit,

Planned Agricultural Permit and Grading Permit will take place at a later date. The project is appealable to the California Coastal Commission.

MOSS BEACH
2:00 p.m.

6. **Owner/Applicant:** Paul McGregor
File No.: PLN 2014-00402
Location: Cabrillo Highway, Moss Beach
Assessor's Parcel No.: 037-183-270

Consideration of design review recommendation to allow construction of a 1,348 sq. ft. new two-story, single-family residence, plus a 460 sq. ft. detached two-car garage, on an existing 4,354 sq. ft. legal parcel, as part of a Coastal Development Permit. 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 decision on the Coastal Development Permit will take place at a later date. The project is not appealable to the California Coastal Commission. No significant trees are proposed for removal.

PRINCETON
3:00 p.m.

7. **Owner/Applicant:** Big Wave Group/Big Wave Group, LLC
File No.: PLN 2013-00451
Location: Airport Street, Princeton
Assessor's Parcel Nos.: 047-311-060 and 047-312-040

Consideration of design review recommendation to allow construction of the Big Wave North Parcel Alternative 8-Building Option, including a Wellness Center (3 buildings containing a total of 70,500 sq. ft. and 57 bedrooms for 50 developmentally disabled adults and 20 staff) and 27,000 sq. ft. of industrial/office/manufacturing/storage uses and Office Park (5 buildings containing a total 162,000 sq. ft. of industrial/office/manufacturing/storage uses) and associated parking uses, proposed on the undeveloped north parcel (APN 047-311-060). An Outdoor Boat Storage Use is proposed on the undeveloped south parcel (APN 047-312-040) containing 21 boat storage spaces, 14 parking spaces associated with the boat storage use, and a 190 sq. ft. restroom building. The Design Review Permit is a part of the County's review of other associated permits and actions including: a Use Permit for a modern sanitarium, Outdoor Boat Storage Use, and proposed parking uses to be located within the Airport Overlay (AO) Zoning District; a Major Subdivision of the north parcel into seven (7) lots; a Minor Subdivision of the south parcel into two (2) lots; a Grading Permit to perform 735 cubic yards of cut (for utility trenching) and 16,400 cubic yards of fill (gravel import); a Coastal Development Permit, appealable to the California Coastal Commission; and Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The decisions on the other items enumerated above will take place at a later date. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

8. **Adjournment**

Agenda items published in the San Mateo Times on December 6, 2014 and the Half Moon Bay Review on December 10, 2014.