



Planning & Building Department Coastside Design Review Committee

Dianne Whitaker
Thomas Daly
Ronald Madson
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, November 12, 2015
11:00 a.m.

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

Special
Meeting Time

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:

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

Planning Counter
455 County Center, 2nd Floor, Redwood City
Phone: 650/363-1825
Website: www.co.sanmateo.ca.us/planning

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 December 10, 2015.

AGENDA
11:00 a.m.**Roll Call****Continuing discussion to formulate the structure, scope and content of training sessions for Coastside Design Review Committee members.**

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
1:00 p.m.

1. **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 3,950 sq. ft., new single-family residence, a 550 sq. ft. detached garage, a 1,146 sq. ft. detached two-story barn/studio/workroom, and a 554 sq. ft. attached garage, on a 8.2-acre legal parcel as part of a Coastal Development Permit, Planned Agricultural Permit and Grading Permit to allow grading of approximately 1,932 cubic yards of cut and 1,987 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. The project is rescheduled for consideration from the February 12, 2015 meeting.

2:00 p.m.

2. **Owner:** Josephine Lai Suk Fan
Applicant: Henry Yeung
File No.: PLN 2015-00268
Location: 321 Seventh Street, Montara
Assessor's Parcel No.: 036-022-080

Consideration of design review recommendation to allow construction of a 579 sq. ft. first and second floor rear addition to an existing 1,371 sq. ft. one-story single-family residence with a legal second unit and a single-car garage, located on a 4,500 sq. ft. legal parcel, as part of a Staff-Level Coastal Development Permit (CDP) and Off-Street Parking Exception (OSPEX). An existing 240 sq. ft. rear storage shed is proposed for removal. The OSPEX is required, pursuant to Section 6120 of the San Mateo County Zoning Regulations, to allow one covered parking space for a five-bedroom house, where two spaces are required. 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 CDP and OSPEX decisions will take place after November 12, 2015. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

MOSS BEACH
3:00 p.m.

3. **Owner:** Andrew and Melanie Yee
Applicant: Brian Brinkman
File No.: PLN 2015-00289
Location: 439 Vermont Avenue, Moss Beach
Assessor's Parcel No.: 037-133-170

Consideration of Design Review Permit to allow construction of a 1,091 sq. ft., first and second story addition to an existing 1,411 sq. ft. one-story single-family residence, with an existing 576 sq. ft. attached two-car garage, on a 7,800 sq. ft. legal parcel. No trees are proposed for removal.

4:00 p.m.

4. **Owner/Applicant:** Steve Kalpakoff
File No.: PLN 2015-00243
Location: Park Way and Cypress Avenue, Moss Beach
Assessor's Parcel No.: 037-225-010

Consideration of design review recommendation to allow construction of a 1,485 sq. ft. new two-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required, as part of a Non-Conforming Use Permit and Coastal Development Permit. The Non-Conforming Use Permit is required per Section 6133.3b of the San Mateo County Zoning Regulations, to allow a rear setback of 15 ft. 5 in., where the minimum required is 20 feet. 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. The Non-Conforming Use Permit and Coastal Development Permit decisions will take place at a public hearing on a later date. The project is not appealable to the California Coastal Commission. The project is rescheduled for consideration from the September 10, 2015 meeting.

MIRAMAR
5:00 p.m.

5. **Owner:** Tobias Mock
Applicant: Chris Ridgeway
File No.: PLN 2015-00077
Location: 345 Cortez Avenue, Moss Beach
Assessor's Parcel No.: 048-023-340

Consideration of design review recommendation to allow construction of a 881 sq. ft. first and second floor addition, and 400 sq. ft. two-car garage addition to an existing 1,304 sq. ft. one-story single-family residence, located on a 8,800 sq. ft. legal parcel, as part of a hearing-level Coastal Development Permit (CDP). 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 hearing-level CDP decision will take place at a public hearing on a later date. No trees are proposed for removal. The project is not appealable to the California Coastal Commission.

6. Adjournment

Published in the San Mateo Times on October 31, 2015 and the Half Moon Bay Review on November 4, 2015.