



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, February 9, 2017

11:30 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 (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. 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 March 9, 2017.

AGENDA
11:30 p.m.

Roll CallChairperson'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

MOSS BEACH
12:30 p.m.

1. **Owner/ Applicant:** Lin Chuwen
File No.: PLN2016-00429
Location: Marine Blvd., Moss Beach
Assessor's Parcel No.: 037-186-210

Consideration of design review recommendation to allow construction of a new 1,339 sq. ft. two-story single-family residence, plus a 485 sq. ft. attached two-car garage, on an existing 3,800 sq. ft., non-conforming legal parcel (Certificate of Compliance recorded on June 24, 2015), as part of a staff-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 staff-level CDP permit decision will take place after February 9, 2017. No trees are proposed for removal. The CDP is not appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

EL GRANADA
1:30 p.m.

2. **Owner** Harmony Land Devel LLC
Applicant: Eric Keng
File No.: PLN2016-00141
Location: 640 Coronado Street, El Granada
Assessor's Parcel No.: 047-281-160

Consideration of a design review recommendation to allow construction of a two-story, 2,718 sq. ft. single-family residence, including a 416 sq. ft. attached garage on an undeveloped, 6,705 sq. ft. legal parcel (Parcel legality status via a Lot Line Adjustment/Merger PLN2001-00287). No trees would be removed and only minor grading is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. This is part of a Staff-level Coastal Development Permit (CDP) and Variance. A Variance is requested for a 10-foot rear setback, where 20-foot is the minimum required, due to the establishment of a "clear view" easement (with a 5-foot height restriction) on the property. The CDP is not appealable to the California Coastal Commission. A decision for the Variance and CDP will take place after February 9, 2017. Project Planner: Camille Leung.

2:30 p.m.

3. **Owner:** Rick Southern
Applicant: Toby Long
File No.: PLN 2015-00412
Location: El Granada Boulevard and San Pedro Road, El Granada
Assessor's Parcel No.: 047-175-250

Consideration of design review to allow Major Modification (Modification) to this project approved by the CDRC on January 14, 2016. The approval is to allow construction of a new 2,307 sq. ft., two-story single-family residence, plus a 436 sq. ft. attached two-car garage, on an existing 9,732 sq. ft. legal parcel. Eight (8) eucalyptus trees are proposed for removal. The proposed Modification consists of a rotation to the approved building envelope and an increase to the total square footage of the residence to 2,820 sq. ft. in order to accommodate a new 506 sq. ft. attached 2nd Unit. The attached 436 sq. ft. attached garage is maintained. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Eight (8) significant trees are proposed for removal. Project Planner: Dennis Aguirre.

MIRAMAR**3:30 p.m.**

4. **Owner:** Coronado Upper Lot Lp
Applicant: Tom Carey
File No.: PLN2016-00234
Location: Coronado Avenue, Miramar
Assessor's Parcel No.: 048-024-430

Consideration of a design review recommendation to allow construction of a new, two-story, 3,603 sq. ft. single-family dwelling with 702 sq. ft. 3-car attached garage on an undeveloped, 10,600 sq. ft. legal parcel (Created by Minor Subdivision PLN1999-00788). No trees to be removed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. This is part of a staff-level Coastal Development Permit (CDP). A decision on the CDP will take place after February 9, 2017. The CDP is not appealable to the California Coastal Commission. The project was scheduled for continued consideration from the January 12, 2017 meeting. Project Planner: Camille Leung.

4:30 p.m.

5. **Owner/Applicant:** Serhiy Kybych
File No.: PLN2016-00280
Location: Magellan Avenue, Miramar
Assessor's Parcel No.: 048-013-600

Consideration of a design review recommendation to allow construction of a three-story, 3,739 sq. ft. single-family residence, including a 400 sq. ft. attached garage on an undeveloped, 7,792 sq. ft. legal parcel (Parcel legality confirmed via Certificate of Compliance PLN2013-00229). No trees would be removed and only minor grading is proposed. This is part of a Staff-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is not appealable to the California Coastal Commission. A decision for the CDP will take place after February 9, 2017. The project was scheduled for continued consideration from the January 12, 2017 meeting. Project Planner: Camille Leung.

5:30 p.m.

6. **Owner/Applicant:** Steve Peterson
File No.: PLN2016-00337
Location: Terrace Avenue and Miramar Drive
Assessor's Parcel No.: 048-072-290

Consideration of design review recommendation to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. 2nd Unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444), as part of an "After-the-Fact" staff level Coastal Development Permit (CDP) for removal of 17 trees, in order to resolve VIO2016-00141. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal. The project is not appealable to the California Coastal Commission. A decision for the CDP will take place after February 9, 2017. The project was scheduled for continued consideration from the January 12, 2017 meeting. Project Planner: Dennis Aguirre.

7. Adjournment
