



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, October 11, 2018
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. 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 8, 2018.

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**PRINCETON**

1:45 p.m.

1. **Owner:** Steven A. Thornton
Applicant: David Howell
File No.: PLN2018-00169
Location: 263 Yale Avenue, Princeton
Assessor's Parcel No.: 047-015-170

Consideration of design review recommendation to allow construction of a new 928 sq. ft. rear detached garage/solarium to an existing 793 sq. ft. one-story single-family residence located on an existing 5,506 sq. ft. legal parcel, subsequent to the demolition of an existing 192 sq. ft. rear detached garage, as part of a Non-Conforming Use Permit (UP) and a hearing-level Coastal Development Permit (CDP). The UP is required to allow enlargement of a non-conforming residential use in a non-residential (Waterfront) zoning district. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. No trees are proposed for removal. The project is appealable to the California Coastal Commission. The UP and CDP decisions will take place after October 11, 2018.

Project Planner: Dennis P. Aguirre.

EL GRANADA

2:45 p.m.

2. **Owner/Applicant:** Jane Hillhouse
File No.: PLN 2018-00060
Location: 207 Palma Street, El Granada
Assessor's Parcel No.: 047-126-250,290

Consideration of a Design Review Permit to allow construction of a new 2-story 2,247 sq. ft. (formerly 2,279 sq. ft.) single family residence with a 429 sq. ft. attached 2-car garage and a 764 sq. ft. (formerly 802 sq. ft.) Second Unit (currently the main house) with a 300 sq. ft. (formerly 272 sq. ft.) attached 1-car garage on a 8,044 sq. ft. legal parcel (per Merger: PLN2017-00235). No tree removal and only minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the CDRC. The project was scheduled for continued consideration from the August 9, 2018 meeting. Project Planner: Ruemel Panglao

3:45 p.m.

3. **Owner/Applicant:** John Kroll
Applicant: Andrea Costanzo
File No.: PLN 2018-00104
Location: Avenue Alhambra and Vallejo Street, El Granada
Assessor's Parcel No.: 047-092-260

Consideration of a Design Review Permit to allow construction of a new 2-story 2,825 sq. ft. single family residence with a 434 sq. ft. attached 2-car garage on a 6,386 sq. ft. undeveloped, legal parcel (per Minor Resubdivision: SMN76-4). No tree removal and only minor grading is proposed. Project Planner: Ruemel Panglao

4:45 p.m

4. **Owner/Applicant:** Kevin Power
File No.: PLN2018-00249
Location: Avenue Alhambra, El Granada
Assessor's Parcel No.: 047-204-020

Consideration of a design review recommendation to allow construction of a new 11,230 sq. ft. three-story mixed-use building, comprised of 12 parking spaces and lobby areas on the ground floor, commercial spaces on the first floor and four (4) residential units on the third floor, located on a 7,750 sq. ft. parcel, as a part of a Use Permit (UP), hearing-level Coastal Development Permit (CDP), Grading Permit (GRD) and Certificate of Compliance (COC) Type B to legalize the parcel. No trees are proposed for removal. Grading proposed includes 520 cubic yards of cut and 10 cubic yards of fill. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The UP, CDP, GRD and COC decisions will take place after October 11, 2018. The project is appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

5:45 p.m.

5. **Owner/Applicant:** Patrick Power
File No.: PLN2018-00323
Location: Isabella Road, El Granada
Assessor's Parcel No.: 047-171-170

Consideration of a design review recommendation to allow construction of a new 3,145 sq. ft. three-story single-family residence, plus a 589 sq. ft. attached 2-car garage, located on a 7,200 sq. ft. parcel, as a part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (COC) Type B to legalize the parcel. Seven (7) Eucalyptus trees are proposed for removal and only minor grading (85 cubic yards) is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP and COC decisions will take place after October 11, 2018. The project is appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

6. Adjournment
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