


Coastside Design Review Committee Agenda

	Planning & Building Department Coastside Design Review Committee		County Office Building 455 County Center Redwood City, California 94063 650/363-1825
	Bruce Chan Katie Kostiuk Christopher Johnson Cynthia Foti	Beverly Garrity Doug Machado Mark Stegmaier Linda Montalto-Patterson	
Notice of Public Hearing			

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA Thursday, April 9, 2020 11:30 a.m. Remote Access: Please visit https://planning.smcgov.org/events/coastside-design-review-hearing-apr-9-2020 7 days prior to the meeting for further instructions on how to participate	Special Time	Remote Meeting
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On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location will not be open to the public for the April 9, 2020 meeting of the Coastside Design Review Committee (CDRC). Instead, members of the public may provide written comments by email to Ruemel Panglao at the email address provided below. Emailed comments should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. To ensure your comment is received and read to the CDRC for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received less than 30 minutes prior to the meeting time which are not read into the record will be provided to the CDRC after the meeting.

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 following the instructions posted at <https://planning.smcgov.org/events/coastside-design-review-hearing-apr-9-2020>. Time limits may be set by the Design Review Officer as necessary in order to accommodate all speakers. Audio and video recordings of previous Design Review meetings are available to the public upon request for a fee.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: rpanglao@smcgov.org	Email: cleung@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff via email but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. A computer-generated copy of a photograph must be submitted.

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). If the Planning Counter is still closed during the appeal period due to the COVID-19 emergency, please complete the applicable forms and forward them to the project planner. They will coordinate with you regarding the payment of the appeal fee at that time. 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, maps, and plans 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 May 14, 2020.

AGENDA
11:30 a.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.***

CEQA Training from County Counsel**Story Poles Discussion –**

- a. Discussion about current story pole policy
- b. Discussion about procedures and any desired future changes
 - 1) Requirement for story poles
 - 2) Cost of story poles
 - 3) Certification and Options, based on research of story pole programs of other municipalities

REGULAR AGENDA

MOSS BEACH
1:30 p.m.

1. **Owner:** Karen Epps
Applicant: Mark Stegmaier
File No.: PLN2019-00472
Location: 880 Park Avenue, Moss Beach
Assessor's Parcel No.: 037-259-310

Consideration of a Design Review recommendation to allow the construction of a 1,791 sq. ft. two-story single-family residence and attached 731 sq. ft. garage on an existing 12,808 sq. ft. vacant legal parcel (COC recorded: PLN2017-00519), associated with a hearing-level Coastal Development Permit and Grading Permit. Grading involves 385 c.y. of excavation for construction of a road extension and a house. A decision on the DR, CDP, and Grading permits will take place at a public hearing after April 9, 2020. The CDP is appealable to the CA Coastal Commission. Application Deemed Complete on: March 11, 2020. Project Planner: Bryan Albini

MIRAMAR**2:30 p.m.**

2. **Owner:** Hanna Trust
Applicant: Dave Hirzel
File No.: PLN2019-00139
Location: 310 Magellan Avenue, Miramar
Assessor's Parcel No.: 048-022-360

Consideration of a Design Review recommendation to allow the construction of a new 632 sq. ft. garage with rooftop deck associated with a hearing-level Coastal Development Permit (CDP). The existing garage will be converted into a 600 sq. ft. accessory dwelling unit (ADU) that will be reviewed separately by staff as part of a ministerial permit. The project includes minor grading no trees are proposed for removal. The CDRC will make a recommendation regarding the projects compliance with design review standards. A decision on the DR and CDP permits will take place at a public hearing after April 9, 2020. The CDP is appealable to the CA Coastal Commission. Application Deemed Complete on: March 17, 2020. Project Planner: Kanoa Kelley (kkelley@smcgov.org).

MONTARA**3:30 p.m.**

3. **Owners:** Crossbridge Third LLC
Applicant: Tim Pond
File No.: PLN2019-00471
Location: 285 3rd St, Montara
Assessor's Parcel No.: 036-014-190

Consideration of a Design Review Permit to allow construction of a 1,078 sq. ft. two-story addition to an existing 1,252 sq. ft. two-story single-family residence on a 10,012 sq. ft. parcel. The project is associated with a pending minor subdivision application (PLN2018-00043), which is not subject to the CDRC's review, to split the parcel in half, creating two 5,006 sq. ft. parcels. The project would be compliant with the applicable regulations whether the parcel remains as currently configured or is subdivided as proposed in the subdivision application. No significant tree removal and only minor grading is proposed. The project was scheduled for continued consideration from the February 13, 2020 meeting. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: January 27, 2020. Project Planner: Ruemel Panglao (rpanglao@smcgov.org)

EL GRANADA**4:00 p.m.**

4. **Owners:** Cesar Sanchez
Applicant: Tim Pond
File No.: PLN2017-00509
Location: Isabella Road, El Granada
Assessor's Parcel No.: 047-244-240

Consideration of a Design Review permit to allow construction of a new 2,650 sq. ft. (formerly 2,662 sq. ft.) two-story single-family residence (including a 360 sq. ft. (formerly 477 sq. ft.) attached two-car garage) on a 5,000 sq. ft. legal parcel (Recorded Lot Line Adjustment (LLA 81-14)). The project involves minor grading and no tree removal. The project was scheduled for continued consideration from the May 9, 2019 meeting. Application Deemed Complete on: April 22, 2019. Project Planner: Camille Leung (cleung@smcgov.org)

4:30 p.m.

5. **Owners:** Wei Zheng
Applicant: Ed Love
File No.: PLN2019-00162
Location: El Granada Blvd, El Granada
Assessor's Parcel No.: 047-151-120

Consideration of a Design Review Permit to allow the construction of a new 2,725 sq. ft., two-story single-family residence with an attached 490 sq. ft. (formerly 481 sq. ft.) two-car garage on an existing 5,230 sq. ft. vacant legal parcel (Certificate of Compliance was recorded on March 4, 2016). The project was scheduled for continued consideration from the November 14, 2019 and February 13, 2020 meetings. Minimal grading and no tree removal is proposed (Grading was reduced and a grading permit is no longer needed). The project is not appealable to the Coastal Commission. Application Deemed Complete on: October 17, 2019. Project Planner: Olivia Boo (oboo@smcgov.org)

6. **Adjournment**