

Planning & Building Department Bayside Design Review Committee

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County Office Building
455 County Center
Redwood City, California 94063
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Notice of Public Hearing

BAYSIDE DESIGN REVIEW COMMITTEE AGENDA

Wednesday, May 4, 2016
3:00 p.m.
Room 101, First Floor
455 County Center, Redwood City

Bayside 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 BAYSIDE DESIGN REVIEW OFFICER:

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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 Bayside 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.co.sanmateo.ca.us/planning. To subscribe to the Bayside 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 Bayside 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 Bayside Design Review Committee meeting will be on June 1, 2016.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Oral Communications** to allow the public to address the Bayside Design Review Committee on any matter not on the agenda. If your subject is not on the agenda, the Bayside Design Review Committee will recognize you at this time. ***Speakers are customarily limited to five minutes.*** A speaker’s slip is required.

REGULAR AGENDA

3:00 p.m.

DEVONSHIRE

4. **Owner:** Ramond Childs
Applicant: Jaime Arafiles
File No.: PLN 2015-00324
Location: 220 Chesham Avenue, Devonshire
Assessor’s Parcel No.: 049-123-400

Consideration of a design review recommendation to allow replacement of existing two-story, rear decks totaling 518 sq. ft. with decks totaling 1,127 sq. ft. attached to a 3,235 sq. ft. single-family residence (2,660 sq. ft. with an attached 575 sq. ft. garage) on a legal 7,300 sq. ft. parcel. No significant trees are proposed to be removed. The project also requires a Home Improvement Exception (HIE) to allow a total of 187 sq. ft. of each new deck to protrude into the rear setback, having a 10-foot rear setback where a minimum of 20 feet is required, and for the upper deck and a portion of the lower deck to protrude into the daylight plane. This project was continued from the April 6, 2016 hearing. A decision on the HIE will occur after April 5, 2016.

5. **Adjournment**

STUDY SESSION

2:45 p.m.

Open Study Session: Unless otherwise noted, an Open Study Session immediately precedes each scheduled meeting, takes place at the meeting location, and involves discussion of items on the agenda for that meeting day.

Agenda items published in the San Mateo Times on April 23, 2016.