



Planning & Building Department Coastside Design Review Committee

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Katie Kostiuk
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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, February 13, 2020
1:00 p.m.

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

Special
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 STAFF:

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
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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 12, 2020.

AGENDA

1:00 p.m.

Roll Call**Consideration of the Chairperson's Report**

Story Poles Discussion – Discussion about current story pole policy and procedures and any desired future changes.

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**

2:00 p.m.

1. **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 is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

EL GRANADA

2:45 p.m.

2. **Owners:** CKC Investment Properties LLC
Applicant: Doug Machado
File No.: PLN2018-00454
Location: The Alameda, El Granada
Assessor's Parcel No.: 047-127-520

Consideration of a Design Review Permit for a Major Modification to a 1,917sq. ft. two-story single-family residence with a detached 493 sq. ft. 2-car garage and a 749 sq. ft. second unit, located on a 6,000 sq. ft. parcel, associated with an approved staff-level Grading Permit. The CDRC recommended the project for approval on May 9, 2019. The second dwelling unit is a ministerial project that does not require review by the CDRC. The proposed modification is to allow window changes on the west elevation with no change to building footprint, floor area, or height. The project is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

3:00 p.m.

3. **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 recommendation to allow the construction of a new 2,725 sq. ft., two -story single-family residence with an attached 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), associated with a staff-level Grading Permit. The project involves no tree removal and 330 cubic yards of cut. The project was scheduled for continued consideration from the November 14, 2019 meeting. Staff will make a decision on the Grading Permit after February 13, 2020. The project is not appealable to the California Coastal Commission. Project Planner: Olivia Boo.

4. Adjournment