



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

Revised  
11/24/20

REVISED  
COASTSIDE DESIGN REVIEW COMMITTEE AGENDA  
Thursday, December 10, 2020  
12:30 p.m.

Virtual  
Meeting

Special  
Time

\*\*\*\* BY VIDEOCONFERENCE ONLY \*\*\*\*

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

#### **PUBLIC PARTICIPATION:**

##### Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org) and 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. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. 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 cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

##### Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The December 10, 2020 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/97531275584>. The meeting ID is: 975 3127 5584. The December 10, 2020 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 975 3127 5584, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**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: <a href="mailto:rpanglao@smcgov.org">rpanglao@smcgov.org</a>	Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>

**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 Coastsides 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. The appeal fee is \$616.35 which covers additional public noticing.

**REVIEW OF AGENDAS AND MEETING MATERIALS:**

To view the agenda, maps, and plans for all items on this agenda, please visit our website at [www.planning.smcgov.org/design-review](http://www.planning.smcgov.org/design-review) and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: [sanmateocounty@service.govdelivery.com](mailto:sanmateocounty@service.govdelivery.com). To request hard copies of the meeting materials, including plans, please contact the Design Review Officer and allow 5-7 business days for mail delivery.

**NEXT MEETING:**

The next Coastsides Design Review Committee (CDRC) meeting will be on January 14, 2021.

**AGENDA**

12:30 p.m.

**Roll Call****Chairperson's Report**

12:45 p.m.

**Discussion of CDRC efforts related to 1) Design Review Regulation Update and 2) How to Engage the County on the Potential Expansion of CDRC Purview to Non-Residential Projects, including projects in Commercial zoning districts**

**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.***

**REGULAR AGENDA****MONTARA**

1:45 p.m.

1. **Owner:** Comeragh LLC  
**Applicant:** Patrick Power Sr  
**File No.:** PLN2019-00486  
**Location:** Northern Corner of East St. and 3rd St., Montara  
**Assessor's Parcel No.:** 036-013-010

Consideration of a Design Review recommendation to allow the construction of a new 2,415 sq. ft., 3-story single-family residence with an attached two-car garage and a 499 sq. ft. accessory dwelling unit (ADU), on an existing 5,500 sq. ft. legal undeveloped parcel (legality confirmed via Certificate of Compliance/Type A: PLN2010-00099), associated with a staff-level Grading Permit. The ADU is a ministerial project that does not require review by the CDRC. The project involves 295 cubic yards of cut and 10 cubic yards of fill and no significant tree removal. Project will be accessed from driveway on East Street, an unimproved paper street. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the Grading Permit after December 10, 2020. The project is not appealable to the CA Coastal Commission. Application Deemed Complete on: November 12, 2020. Project Planner: Ruemel Panglao ([rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)).

**MOSS BEACH**

2:45 p.m.

2. **Owner:** Monica Rodriguez  
**File No.:** PLN2019-00378  
**Location:** Sierra Street, Moss Beach (located adjacent, west of 847 Sierra Street)  
**Assessor's Parcel No.:** 037-147-160

Consideration of a Design Review permit for the construction of a new 2,466 sq. ft., 3-story, single-family residence, including a 546 sq. ft. attached two-car garage on a legal undeveloped 5,723 sq. ft. parcel (legality confirmed via PLN2017-00301 and PLN2014-00085). The project involves minor grading and the removal of 2 significant trees. Application Deemed Complete on: November 12, 2020. Project Planner: Olivia Boo ([oboo@smcgov.org](mailto:oboo@smcgov.org)).

**MONTARA**

3:45 p.m.

3. **Owner:** Matthew Stewart and Kateryna Kostukova  
**Applicant:** Rebecca Katkin  
**File No.:** PLN2020-00271  
**Location:** 335 14th Street, Montara  
**Assessor's Parcel No.:** 037-014-260

Consideration of a Design Review recommendation to allow construction of a 292 sq. ft. second-story addition to an existing 1,950 sq. ft., 2-story, single-family residence on a 5,000sq. ft. legal parcel, associated with a staff-level Home Improvement Exception (HIE) and Coastal Development Permit. The HIE is to allow a reduced left side yard setback of 7' where 10' is required to meet the 15-foot minimum combined side yard setback. The CDP is not appealable to the California Coastal Commission. Application Deemed Complete on October 12, 2020. Project Planner: Angela Chavez ([achavez@smcgov.org](mailto:achavez@smcgov.org))

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**4. Adjournment**

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