



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 12, 2021
12:30 p.m.

**** BY VIDEOCONFERENCE ONLY ****

Virtual
Meeting

Special
Time

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 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 August 12, 2021 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99883736749>. The meeting ID is: 998 8373 6749. The August 12, 2021 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 998 8373 6749, 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: 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 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 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. 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 September 9, 2021.

AGENDA
12:30 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.***

REGULAR AGENDA

MONTARA

1:00 p.m.

1. **Owner/Applicant:** Yumi Son
File No.: PLN2016-00302
 Location: Date Street, Montara
 Assessor's Parcel No.: 036-152-340

Consideration of a Design Review Permit to allow construction of a new 1-story, 800 sq. ft. single-family residence, a 342 sq. ft. 2-car detached carport, 640 sq. ft., a 175 sq. ft. breezeway, and 1-story detached Accessory Dwelling Unit (ADU), on a 8,125 sq. ft. parcel (COC A is pending). Project includes removal of 2 significant trees and minor grading. The ADU is a ministerial project that does not require review by the CDRC. The project is not appealable to the California Coastal Commission. The project was scheduled for continued consideration from the October 12, 2017 meeting. Application Deemed Complete: July 7, 2021. Project Planner: Camille Leung (cleung@smcgov.org).

EL GRANADA

2:00 p.m.

2. **Owner/Applicant:** Matt and Tara Benson
File No.: PLN2021-00146
 Location: 738 Francisco St, El Granada
 Assessor's Parcel Nos.: 047-274-040,-050

Consideration of a Design Review Permit to allow construction of an 880 sq. ft., 1-story addition to an existing 2,332 sq. ft., 1-story, single-family residence on a 10,329 sq. ft. legal parcel. No significant tree removal and only minor grading is proposed. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: July 14, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

3:00 p.m.

3. **Owner/Applicant:** Randy Ralston
File No.: PLN2020-00266
 Location: Avenue del Oro, El Granada
 Assessor's Parcel No.: 047-217-110

Consideration of a Design Review recommendation to allow the construction of a new 2,195 sq. ft., 2-story single-family residence with an attached 420 sq. ft. two-car garage, on an existing 6,006 sq. ft. undeveloped parcel (parcel legality pending under Certificate of Compliance/Type B application PLN2021-00238), associated with a staff-level Grading Permit. The project involves the removal of 8 significant trees and 465 cubic yards of grading. 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 August 12, 2021. The project was scheduled for continued consideration from the July 8, 2021 meeting. Application Deemed Complete: June 3, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

MOSS BEACH

3:30 p.m.

4. **Owner:** David Madwed
Applicant: Ed Love
File No.: PLN2020-00392
 Location: East Corner of Precita Avenue and Ocean Boulevard, Moss Beach
 Assessor's Parcel No.: 037-278-010

Consideration of a Design Review recommendation to allow the construction of a new 1,836 sq. ft., 2-story single-family residence with an attached 206 sq. ft. 1-car garage, on an existing 4,484 sq. ft. undeveloped legal parcel (parcel legality via Merger), associated with a hearing-level Coastal Development Permit (CDP), Non-Conforming Use Permit (UP), and Off-Street Parking Exception (OSP). A Non-Conforming Use Permit and Off-Street Parking Exception are required because the lot size is under 5,000 sq. ft. where 20,000 sq. ft. is the minimum size and one covered parking space is being provided where two are required, respectively. The project involves the removal of 2 significant trees and only minor grading. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. The Planning Commission will make decision on the CDP, UP and OSP at a future hearing (date to be determined). The project is appealable to the California Coastal Commission. Application Deemed Complete: July 14, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

4:30 p.m.

5. **Owner:** Janet Chow and Paul Hoffman
Applicant: Andrea Costanzo
File No.: PLN2020-00205
Location: 120 Ellendale Road, Moss Beach
Assessor's Parcel No.: 037-117-140

Consideration of a Design Review recommendation to allow construction of a 532 sq. ft., 2-story addition to an existing 1,564 sq. ft., 2-story, single-family residence and a 569 sq. ft. attached Accessory Dwelling Unit (ADU) on a 5,000 sq. ft. legal parcel, associated with a staff-level Coastal Development Permit (CDP) and Home Improvement Exception (HIE). An HIE is required as the proposed entry would encroach into the street side setback by 1'-6" providing a street side setback of 8'-6" where 10' is the minimum. The ADU is a ministerial project that does not require review by the CDRC. No significant tree removal and only minor grading is proposed. 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 CDP, Design Review Permit, and HIE after August 12, 2021. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: June 16, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

6. **Adjournment**

Published in the San Mateo Times on July 31, 2021 and the Half Moon Bay Review on August 4, 2021.