

Chair Report
County of San Mateo
Coastside Design Review Committee

11JUNE2020

The Coastside Design Review Committee (CDRC) is appointed by the Board of Supervisors to ensure that new development is compatible with the physical setting of the site and the visual character of the communities of Montara, Moss Beach, El Granada, Miramar and Princeton.

Beverly R Garrity, Chair/MontaraRep
Bruce Chan, Vice Chair/LandscapeArchitect
Katie Kostiuk, Architect
Christopher Johnson, ElGranadaRep
vacant, MiramarRep
vacant, MossBeachRep
vacant, PrincetonRep

Mark Stegmaier, AltMontaraRep
vacant, AltArchitect
Doug Machado, AltElGranadaRep
Linda Montalto-Patterson, AltMiramarRep
vacant, AltMossBeachRep
vacant, AltPrincetonRep

CHAIR REPORTS

May Chair Report has been approved.

STORY POLES

Current Story Pole Policy has been modified to a Policy to Demonstrate Project Scale using Story Poles or other options. Until further notice, CDRC will use the **May 28, 2020 doc until the new Story Pole Ordinance is adopted**. CDRC cannot require Story Poles as a Policy, though could require Story Poles if adopted as an Ordinance.

Future Direction - CDRC prefers for story poles to be a "requirement". A **Draft Story Pole Ordinance is in process**. See 6/11/2020 email sent by Katie Kostiuk which follows CDRC discussions. CDRC would like for this Ordinance to be processed as an **Urgent Ordinance**. Process to be clarified by County staff...

DESIGN STANDARDS. UPDATE

Package has been passed to County staff, Ruemel Panglao assigned to the Project.

Noted

May 2020: County has added C-1/Midcoast to the County 2020-2021 Long Range Work Plan.

Request for method of measuring Building Ht was raised re: LCP Ordinance for MidPen Project PUD in Moss Beach at Jan 8th & 22nd Planning Commission Mtgs, subsequently approved at the 10June2020 Planning Commission Mtg. **Planning Commission approved: PUD description to include - Building Ht to be measured from Finished Grade (vs. the lower of Finished or Original Grade), not to exceed 28 FT.**

See Staff Report :

https://planning.smcgov.org/sites/planning.smcgov.org/files/events/Item%204.%20Correspondence_Cypress%20Point%20as%20of%206_8_20.pdf

Discussion re: formal or informal CDRC participation in MCC's effort to review all discretionary SMC Planning Permits within the unincorporated MidCoast Area: *It was suggested that this be MCC driven... If MCC thinks a particular project has challenges, MCC can reach out to CDRC for comment. Currently, CDRC members can participate as members of the public. CDRC can pursue this further to find out which MCC members track projects, and what the MCC criteria is for evaluating their level of participation.*

CDRC POSTIONS

See vacancies top of page 1. *Candidate for Architect August 2020 vacancy in process.* Bruce Chan, Landscape Architect's 3year term will expire in August 2020. July will be Bruce's final meeting.

PLANNING INSPECTION REQUESTS

1. Regarding project on Magellan currently under construction: County to verify Landscape upon completion.
2. County confirmed status of project in process per approved permits at 130/131 Sonora in El Granada.
3. *County to verify project on Alahambra/Vallejo showing increased excavation, 6FT fence on the corner, no visibility.*

NEXT CDRC MEETING July 9, 2020, via ZOOM

HISTORICAL: RECORD RE DESIGN REVIEW UPDATES:

The meeting with Don Horsley, Steve Monowitz, Joe LaClair, Camille Leung, Katie Kostiuik, Beverly Garrity to discuss Questions/Goals/Next Steps (see below) that emerged from the Nov 4 meeting Katie Kostiuik & Beverly Garrity had with Don Horsley & Brae Hunter to be rescheduled from its third rescheduled date in April2020 to a future date (TBD).

- **Questions:**
 - *What is the process to add the one clarifying sentence on how building height is measured in the Midcoast to the three zoning ordinances where it is lacking (S-3 overlay, PAD, RM/CZ)?*
 - *To better understand the resources required and timeline: What are the Planning Department processes for the Design standards updates and the C-1/Midcoast ordinance effort?*
 - *What are the qualifications for which Planning management would like CDRC Architects to demonstrate?*
 - *What does County planning envision for the public engagement effort toward creating a C-1/Midcoast ordinance?*
- **Goals:**
 - Expedite C-1 building height measurement in Midcoast change.
 - Support from County Planning to focus on C-1/Midcoast ordinance prior to the Design Standards Updates.
 - Add C-1/Midcoast ordinance to County long range planning schedule.
- **Next Steps:**
 - Meeting with Don Horsley, Joe LaClaire, Steve Monowitz , Camille Leung, Beverly Garrity and Katie Kostiuik to discuss these questions & goals, and to review the progress drafts for the following:
 - C-1/Midcoast Purpose
 - C-1/Midcoast Permitted Uses
 - C-1/Midcoast Development Standards
 - C-1/Midcoast Performance Standards