



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, September 10, 2015
1:00 p.m.

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

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 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 OFFICER:

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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 \$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.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 October 22, 2015.

AGENDA
1:00 p.m.

Roll Call

Discussion to formulate the structure, scope and content of training sessions for Coastside Design Review Committee members.

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
MOSS BEACH
2:45 p.m.

1. **Owner:** Gary Jaeger
Applicant: Mark Schirmer
File No.: PLN 2015-00021
Location: Kelmore Street, Moss Beach
Assessor's Parcel No.: 037-145-020

Consideration of design review recommendation to allow construction of a 3,736 sq. ft., new single-family residence, plus a 421 sq. ft. detached garage, on a 10,000 sq. ft. parcel as part of a hearing-level Coastal Development Permit, Grading Permit, consisting of approximately 490 cubic yards of cut and 75 cubic yards of fill, and Certificate of Compliance (Type B). One significant tree is proposed for removal. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The Coastal Development Permit, Grading Permit and Certificate of Compliance decisions will take place at a public hearing on a later date. The project is appealable to the California Coastal Commission.

3:45 p.m.

2. **Owner:** Lawrence Baker
Applicant: Chris Ridgeway
File No.: PLN 2015-00157
Location: 185 Orval Avenue, Moss Beach
Assessor's Parcel No.: 037-223-110

Consideration of design review recommendation to allow construction of a 992 sq. ft. first and second floor addition to an existing 1,926 sq. ft. one-story single-family residence, located on an existing 6,400 sq. ft. legal parcel, as part of a Non-Conforming Use Permit and Coastal Development Permit. The Non-Conforming Use Permit is required, pursuant to Section 6133.3b, to construct the second story addition to match the existing first floor non-conforming 18.74-ft. rear setback, where 20 ft. is the minimum required. No trees are proposed for removal. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The Non-Conforming Use Permit and Coastal Development Permit decisions will take place at a public hearing on a later date. The project is not appealable to the California Coastal Commission.

4:45 p.m.

3. **Owner/Applicant:** Steve Kalpakoff
File No.: PLN 2015-00243
Location: Park Way and Cypress Avenue, Moss Beach
Assessor's Parcel No.: 037-225-010

Consideration of design review recommendation to allow construction of a 1,485 sq. ft. new two-story, single-family residence, plus a 388 sq. ft. attached two-car garage on a 3,916 sq. ft. non-conforming legal parcel, where 5,000 sq. ft. is the minimum required, as part of a Non-Conforming Use Permit and Coastal Development Permit. The Non-Conforming Use Permit is required per Section 6133.3b, to allow a rear setback of 15 ft. 5 in., where the minimum required is 20 ft. No trees are proposed for removal. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The Non-Conforming Use Permit and Coastal Development Permit decisions will take place at a public hearing on a later date. The project is not appealable to the California Coastal Commission.

4. **Adjournment**

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