



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, January 12, 2017

1:30 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 (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 OFFICER:**

Dennis P. Aguirre, 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 \$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](http://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](mailto: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 February 9, 2017.

**AGENDA**  
**1:30 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.*** A speaker's slip is required.

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**REGULAR AGENDA**

**EL GRANADA**  
**2:30 p.m.**

1. **Owner/Applicant:** Manuel F. Silveira  
**File No.:** PLN 2016-00085  
Location: Avenue Alhambra, El Granada  
Assessor's Parcel No.: 047-043-240

Consideration of a design review permit to allow construction of a new 3,067 sq. ft. two-story single-family residence (including a 587 sq. ft. attached two-car garage) on a 6,485 sq. ft. legal parcel (Certificate of Compliance recorded on November 12, 2015). The project involves minor grading and no tree removal. The project was scheduled for continued consideration from the December 8, 2016 meeting. Project Planner: Camille Leung

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**MIRAMAR**  
**3:30 p.m.**

2. **Owner:** Coronado Upper Lot Lp  
**Applicant:** Jack McCarthy  
**File No.:** PLN2016-00234  
Location: Coronado Avenue, Miramar  
Assessor's Parcel No.: 048-024-430

Consideration of a design review recommendation to allow construction of a new, two-story, 3,603 sq. ft. single-family dwelling with 702 sq. ft. 3-car attached garage on an undeveloped, 10,600 sq. ft. legal parcel (Created by Minor Subdivision PLN1999-00788). This is part of a staff-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is not appealable to the California Coastal Commission. A decision on the CDP will take place after January 12, 2017. No trees to be removed. Project Planner: Camille Leung.

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**4:30 p.m.**

3. **Owner/Applicant:** Serhiy Kybych  
**File No.:** PLN2016-00280  
Location: Magellan Avenue, Miramar  
Assessor's Parcel No.: 048-013-600

Consideration of a design review recommendation to allow construction of a three-story, 3,739 sq. ft. single-family residence, including a 400 sq. ft. attached garage on an undeveloped, 7,792 sq. ft. legal parcel (Parcel legality confirmed via Certificate of Compliance PLN2013-00229). No trees would be removed and only minor grading is proposed. This is part of a Staff-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is not appealable to the California Coastal Commission. A decision for the CDP will take place after January 12, 2017. Project Planner: Camille Leung.

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5:30 p.m.

4. **Owner/Applicant:** Steve Peterson  
**File No.:** PLN2016-00337  
Location: Terrace Avenue and Miramar Drive, Miramar  
Assessor's Parcel No.: 048-072-290

Consideration of design review recommendation to allow construction of a new 2-story 3,546 sq. ft. single-family residence with an attached 487 sq. ft. 2-car garage, including a 1,152 sq. ft. 2<sup>nd</sup> Unit with a detached 400 sq. ft. carport, on an existing 22,337 sq. ft. legal parcel (COC PLN2015-00444). Associated with this project is an "After-the-Fact" staff level Coastal Development Permit (CDP) for removal of 17 significant trees, in order to resolve VIO2016-00141. Only minor grading is proposed. Seventeen (17) existing significant trees are proposed for removal. The project is not appealable to the California Coastal Commission. A decision for the CDP will take place after January 12, 2017. Project Planner: Dennis P. Aguirre.

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## 5. Adjournment

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