



## Planning & Building Department Coastside Design Review Committee

Dianne Whitaker  
Stuart Grunow  
Thomas Daly  
Christopher Johnson

Beverly Garrity  
Kris Liang  
Annette Merriman

County Office Building  
455 County Center  
Redwood City, California  
94063  
650/363-1825

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, May 11, 2017

11:30 a.m.

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

Special  
Meeting Time

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  
Phone: 650/363-1867  
Facsimile: 650/363-4849  
Email: [daguirre@smcgov.org](mailto:daguirre@smcgov.org)

Camille Leung, Senior Planner  
Phone: 650/363-1826  
Facsimile: 650/363-4849  
Email: [cleung@smcgov.org](mailto:cleung@smcgov.org)

Ruemel Panglao, Planner  
Phone: 650/363-4582  
Facsimile: 650/363-4849  
Email: [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)

#### **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 June 8, 2017.

**AGENDA**  
11:30 a.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.

---

**REGULAR AGENDA**

**EL GRANADA**  
12:45 p.m.

1. **Owner:** Heather Peters  
**Applicant:** Greg Van Mechelen  
**File No.:** PLN 2017-00053  
Location: Avenue Balboa, El Granada  
Assessor's Parcel No.: 047-105-100

Consideration of a Design Review recommendation to allow construction of a new 3,312 sq. ft. single-family residence with an attached 2-car garage and an attached 700 sq. ft. 2nd dwelling unit, on a 6,250 sq. ft. legal parcel (Certificate of Compliance completed under PLN 2015-00479), as part of an associated staff-level Grading Permit for 560 c.y. of excavation. No tree removal is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. Project Planner: Camille Leung.

---

**2:00 p.m.**

2. **Owner/Applicant:** Erica Adams  
**File No.:** PLN 2017-00002  
Location: Columbus Street, El Granada  
Assessor's Parcel No.: 047-275-060

Consideration of a Design Review recommendation to allow construction of a new 1,431 sq. ft. 3-story single-family residence, including a 200 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); Non-Conforming Use Permit due to non-conforming parcel size, setbacks, and parking; and Certificate of Compliance (COC) Type B to legalize the parcel. The project includes the removal of 3 significant trees and involves 70 c.y. of earthwork. The CDP is appealable to the California Coastal Commission. A hearing for the CDP, Use Permit, and COC will take place after May 11, 2017. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The project was scheduled for continued consideration from the March 9, 2017 meeting. Project Planner: Camille Leung.

---

**3:00 p.m.**

3. **Owner:** Clay Rogers  
**Applicant:** Ed Love  
**File No.:** PLN 2016-00409  
Location: 243 Del Monte Road, El Granada  
Assessor's Parcel No.: 047-141-240

Consideration of Design Review Permit to allow construction of a new 3,829 sq. ft., three-story single-family residence, plus a 469 sq. ft. detached two-car garage, on an existing 8,310 sq. ft. legal parcel (Parcel legality confirmed via recorded Certificate of Compliance PLN2016-00067). One (1) tree is proposed for removal. Project Planner: Dennis P. Aguirre.

---

**MONTARA****4:00 p.m.**

4. **Owner:** Joo Daniel Miles  
**Applicant:** Chris Ridgway  
**File No.:** PLN2015-00527  
**Location:** Main Street, Montara  
**Assessor's Parcel No.:** 036-047-030/040

Consideration of a Design Review recommendation to allow construction of a new 2-story, 2,559 sq. ft. single-family residence (formerly 2,609 sq. ft.) with an attached 613 sq. ft. 2-car garage (formerly 437 sq. ft.), including a 699 sq. ft. 2nd Unit (formerly 695 sq. ft.) on two legal 2,500 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 5,000 sq. ft. parcel. The project includes the removal of four (4) trees and approximately 120 cubic yards of grading. The CDP is appealable to the California Coastal Commission. A public hearing for the CDP will be scheduled after May 11, 2017. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. The project is scheduled for continued consideration from the October 13, 2016, and the December 8, 2016, meetings. Project Planner: Camille Leung.

---

**MOSS BEACH****5:00 p.m.**

5. **Owner:** Julia Paige and Dan Spangler  
**Applicant:** Mark Reilly  
**File No.:** PLN 2016-00317  
**Location:** 146 La Grande Avenue, Moss Beach  
**Assessor's Parcel No.:** 037-258-260

Consideration of a Design Review recommendation to allow construction of a new 4,742 sq. ft. two-story single-family residence, plus a 651 sq. ft. attached garage, subsequent to the demolition of the existing residence, as part of a hearing-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two parcels will constitute one legal 10,548 sq. ft. conforming parcel upon Merger. No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

---

**6. Adjournment**

---