



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, November 9, 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:

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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. 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 December 14, 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.

REGULAR AGENDA**EL GRANADA**

2:00 p.m.

1. **Owner:** John Reavill
Applicant: Eric Keng
File No.: PLN 2017-00087
Location: 438 Sevilla Avenue, El Granada
Assessor's Parcel No.: 047-055-120

Consideration of Design Review Permit to allow construction of a new 2,130 sq. ft., three-story single-family residence, plus a 513 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel (COC Type B, PLN 2016-00158). Five (5) Cypress trees are proposed for removal. The project was scheduled for continued consideration from the October 12, 2017 meeting. Project Planner: Dennis Aguirre.

3:00 p.m.

2. **Owner:** Harmony Land Development, LLC
Applicant: Eric Keng
File No.: PLN 2016-00141
Location: 640 Coronado Street, El Granada
Assessor's Parcel No.: 047-281-160

Consideration of a Design Review Permit to allow construction of a new, two-story, 2,026 sq. ft. (formerly 2,034 sq. ft.) single-family residence, including a 407 sq. ft. (formerly 416 sq. ft.) attached garage on an undeveloped, 6,705 sq. ft. legal parcel (parcel legality status via a Lot Line Adjustment/Merger PLN 2001-00287). The project no longer requires a Variance or a Coastal Development Permit*. No trees would be removed and only minor grading (152 cubic yards (cy)) is proposed. The project was scheduled for continued consideration from the February 9, 2017, June 8, 2017, and October 12, 2017 meetings. Project Planner: Camille Leung.

**The project does not require any other permit other than a Design Review Permit. Previously, the application included a Variance application, which then required the applicant to obtain a Coastal Development Permit. The Variance application was withdrawn by the applicant. As the project site is located within the Single-Family Residence Categorical Exclusion Area and meets the regulations of the underlying R-1/S-17 Zoning District, no Coastal Development Permit is required.*

MOSS BEACH

3:30 p.m.

3. **Owner/Applicant:** Vincent Armando
File No.: PLN 2017-00064
Location: Precita Avenue, Moss Beach
Assessor's Parcel No.: 037-284-190

Consideration of a Design Review recommendation to allow construction of a new 2,543 sq. ft. two-story single-family residence, including a 456 sq. ft. attached garage, on a legal 10,035 sq. ft. parcel (parcel legality status via a Lot Line Adjustment: PLN 2002-00360) as part of a hearing-level Coastal Development Permit (CDP).

No 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. A public hearing before the Planning Commission on the CDP will take place after November 9, 2017. The associated CDP is appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

4:30 p.m.

4. **Owner:** Amber Forke
Applicant: Russ Dotter
File No.: PLN 2017-00294
Location: 991 San Ramon Avenue, Moss Beach
Assessor's Parcel No.: 037-287-030

Consideration of a Design Review Permit recommendation to allow construction of a new 1,499 sq. ft. single-story residence, plus a 483 sq. ft. garage, on a 7,943.66 sq. ft. legal parcel (COC Type A recorded on F17; PLN 2010-00275), as part of a hearing-level Coastal Development Permit. No trees are to be removed and only minor grading is required. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the project will occur after November 9, 2017. The associated CDP is appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

5:30 p.m.

5. **Owner:** Zubar LLC
Applicant: Carlos Zubieta
File No.: PLN 2016-00444
Location: Arbor Lane, Moss Beach
Assessor's Parcel No.: 037-123-430

Consideration of a design review recommendation to allow construction of a new 3,338 sq. ft. two-story single-family residence and 468 sq. ft. attached garage, located on a 14,320 sq. ft. parcel, as part of a Grading Permit and Coastal Development Permit (CDP). The project includes the removal of two (2) significant trees and involves 368 cy of grading (186 cy of cut and 182 cy of fill). A hearing on the Grading Permit and CDP will take place at a later date. This project is appealable to the California Coastal Commission. The project was scheduled for continued consideration from the July 13, 2017 meeting. Project Planner: Carmelisa Morales.

6. Adjournment
