



**Planning & Building Department
Coastside Design Review Committee**

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE

REVISED AGENDA

Thursday, February 8, 2018

1:00 p.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:

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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 March 8, 2018.

AGENDA
1:00 p.m.

Roll Call**Chairperson's Report****Discussion with Joe LaClair, Planning Manager, regarding Design Review and Landscape Standards.****Update from Kris Liang on the Draft Letter to Supervisor Horsley and Steve Monowitz regarding revisions to Height Standards in the non R-1 Zoning Districts that fall under the purview of the CDRC.**

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

2:30 p.m.

1. **Owner:** Bruce Seaman
Applicant: Edward C. Love
File No.: PLN 2017-00447
Location: Avenue Portola, El Granada
Assessor's Parcel No.: 047-243-060

Consideration of a Design Review recommendation to allow construction of a new 1,913 sq. ft., three-story single-family residence, plus a 398 sq. ft. attached two-car garage and a 339 sq. ft. attached second unit located on the first floor, on an existing 5,000 sq. ft. parcel (a COC Type A is included in this application), as part of a Staff-Level Grading Permit. The Grading Permit consists of 295 cubic yards of cut and 0 cubic yards of fill. The second unit is a ministerial project that does not require review by the CDRC. Five significant trees are proposed for removal. Project Planner: Dennis Aguirre.

3:30 p.m.

2. **Owner:** Stephen D. Rossi Trust
Applicant: Kurt Simrock
File No.: PLN 2017-00494
Location: 247 Solano Avenue, El Granada
Assessor's Parcel No.: 047-072-270

Consideration of a Design Review Permit to allow construction of a 567 sq. ft. one-story addition to an existing 1,461 sq. ft. single story single-family dwelling, plus a new 1,000 sq. ft. detached rear three-car garage, located on a 9,717 sq. ft. developed legal parcel. No trees are proposed for removal. Project Planner: Dennis Aguirre.

4:30 p.m.

3. **Owner:** Bahram Abolmoluki
Applicant: Jen Jacinto
File No.: PLN 2017-00296
Location: Columbus Street, El Granada
Assessor's Parcel No.: 047-275-050

Consideration of a Design Review recommendation to allow the construction of a new 2,428 sq. ft. two-story single-family residence, including an attached 437 sq. ft. two-car garage on a legal 6,026 sq. ft. parcel (parcel legality status via Certificate of Compliance Type A: PLN 2016-00126) as part of a staff-level Grading Permit.

The project includes the removal of seven (7) significant trees comprised of: three (3) eucalyptus trees, three (3) cypress trees, and one (1) Monterey pine tree, and involves 285 cubic yards (cu/yds.) of grading (285 cu/yds. of cut and 0 cu/yds. of fill). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The decision on the staff-level Grading Permit will take place after February 8, 2018. The project is not appealable to the California Coastal Commission. Project Planner: Laura Richstone.

4. **Adjournment**