



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, April 8, 2021
1:30 p.m.

**** BY VIDEOCONFERENCE ONLY ****

Virtual
Meeting

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

PUBLIC PARTICIPATION:

Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at rpanglao@smcgov.org and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. To ensure your comment is received and read to the CDRC for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The April 8, 2021 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99883736749>. The meeting ID is: 998 8373 6749. The April 8, 2021 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 998 8373 6749, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: rpanglao@smcgov.org	Email: cleung@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff via email but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. A computer-generated copy of a photograph must be submitted.

DECISIONS AND APPEALS PROCESS:

The Coastsides 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). If the Planning Counter is still closed during the appeal period due to the COVID-19 emergency, please complete the applicable forms and forward them to the project planner. They will coordinate with you regarding the payment of the appeal fee at that time. Appeal application forms are available online. The appeal fee is \$616.35 which covers additional public noticing.

REVIEW OF AGENDAS AND MEETING MATERIALS:

To view the agenda, maps, and plans for all items on this agenda, please visit our website at www.planning.smcgov.org/design-review and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com. To request hard copies of the meeting materials, including plans, please contact the Design Review Officer and allow 5-7 business days for mail delivery.

NEXT MEETING:

The next Coastsides Design Review Committee (CDRC) meeting will be on May 13, 2021.

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.

REGULAR AGENDA**MONTARA**

2:00 p.m.

1. **Owner/Applicant:** Marina Fastovskaya
File No.: PLN2015-00262
Location: 700 George Street, Montara
Assessor's Parcel No.: 036-103-620

Consideration of a Major Modification to a Design Review Permit to allow a new 1,620 sq. ft. residence on a 6,250 sq. ft. legal parcel (legality confirmed via Certificate of Compliance/Type A: PLN2014-00360) approved by the CDRC on October 22, 2015. The original proposal included a 430 sq. ft. detached two-car garage which was expanded to 600 sq. ft. as a Minor Modification. The proposed Major Modification includes changes in materials, colors, windows, and other exterior features, resulting in a different architectural style from the previously approved project. Also, the proposal now includes a 681 sq. ft. Accessory Dwelling Unit (ADU). The ADU is a ministerial project that does not require review by the CDRC. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: March 10, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

3:00 p.m.

2. **Owner/Applicant:** Jennifer Guevara
File No.: PLN2020-00471
Location: 1015 Birch Street, Montara
Assessor's Parcel No.: 036-123-080

Consideration of a Design Review Permit for the construction of a new 484 sq. ft., two-car garage with an attached second story, 694 sq. ft. ADU to an existing 1,344 sq. ft. single-family residence on a 6,250 sq. ft. parcel. The ADU is a ministerial project that does not require review by the CDRC. Minor grading and no tree removal is proposed. The project is not appealable to the California Coastal Commission. Application Deemed Complete: February 24, 2021. Project Planner: Olivia Boo (oboo@smcgov.org).

EL GRANADA

4:00 p.m.

3. **Owners:** Joseph and Amanda O'Leary
Applicant: Hawk Design & Consulting
File No.: PLN2020-00339
Location: 770 Moro Avenue, El Granada
Assessor's Parcel No.: 047-293-370

Consideration of a Design Review Permit to allow construction of a 431 sq. ft., first floor addition to an existing 2,646 sq. ft., two-story, single-family residence on a 10,050 sq. ft. parcel. No significant tree removal and only minor grading is proposed. The project is not appealable to the California Coastal Commission. Application Deemed Complete: March 5, 2021. Project Planner: Ruemel Panglao (rpanglao@smcgov.org).

MIRAMAR

5:00 p.m.

4. **Owners:** Stephen and Rita Semprevivo
Applicant: Edward Love
File No.: PLN2020-00201
Location: 3rd Avenue, Miramar (vacant parcel between 477 and 479 3rd Avenue)
Assessor's Parcel No.: 048-042-290

Consideration of a Design Review recommendation to allow construction of a new 2,136 sq. ft., 2- story single-family residence with an attached 2-car, 429 sq. ft. garage on a 5,150 sq. ft. legal undeveloped parcel (parcel legality established by Subdivision, PLN2002-00533), including paving of a 50- linear feet of an existing road/driveway, associated with a hearing-level Coastal Development Permit (CDP). The project does not propose the removal of trees and includes minor grading. The project also includes a 550 sq. ft. attached ADU. The ADU is

a ministerial project that does not require review by the CDRC. The CDRC will not render a decision but make a recommendation regarding the project's compliance with the design review standards. The Planning Commission will make a decision on the Design Review Permit and CDP at a future hearing (date to be determined). The CDP is appealable to the California Coastal Commission. Application Deemed Complete: March 18, 2021. Project Planner: Angela Chavez (achavez@smcgov.org).

5. Adjournment

Published in the San Mateo Times on March 27, 2021 and the Half Moon Bay Review on March 31, 2021.