



## Planning & Building Department Coastside Design Review Committee

Katie Kostiuik                      Beverly Garrity  
Rebecca Katkin                    John Steadman  
Linda Montalto-Patterson      Mark Stegmaier

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, March 9, 2023  
1:30 p.m.

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

In-person  
Meeting  
Only

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.

#### **PUBLIC PARTICIPATION:**

##### Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at [bjia@smcgov.org](mailto:bjia@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:

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.

#### **CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:**

Glen Jia, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-1803	Phone: 650/363-1826
Email: <a href="mailto:bjia@smcgov.org">bjia@smcgov.org</a>	Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>

#### **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. An electronic copy of a photograph must be submitted

**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). The applicable forms may also be sent 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: <https://www.smcgov.org/planning/event/coastside-design-review-hearing-march-9-2023> and find the webpage for the meeting date. 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). 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 Coastside Design Review Committee (CDRC) meeting will be on April 13, 2023.

**AGENDA**

**1:30 p.m.**

**Roll Call****Chairperson's Report****Discussion regarding CDRC Comment on the Long Range Work Plan**

**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.**

**EL GRANADA**

**2:30 p.m.**

1. **Owner:** Wendy and Adam Jensen  
**Applicant:** Lisa Wellman  
**File No.:** PLN2022-00184  
**Location:** San Carlos Avenue, El Granada  
 Assessor's Parcel No.: 047-056-020

Consideration of a Design Review Permit (DRP) recommendation for the construction of a new, three-story, 1,713 sq. ft. single-family residence with an attached 435 sq. ft. garage and 470 sq. ft. accessory dwelling unit (ADU) on a legal non-conforming 4,696 sq. ft. parcel (recorded Certificate of Compliance, PLN2022-00026), associated with a staff-level Grading Permit (GP) and Coastal Development Permit (CDP). The ADU is a ministerial project that does not require review by the CDRC. The project involves approximately 535 cubic yards of grading and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with the design review standards. Staff will make a decision on the DRP, GP, and CDP after March 9, 2023. The project is not appealable to the California Coastal Commission. Application deemed complete: February 1, 2023. Project Planner: Katheryne Castro Rivera ([kcastrorivera@smcgov.org](mailto:kcastrorivera@smcgov.org))

**MOSS BEACH**

**3:30 p.m.**

2. **Owner:** Wayne C. and Kelly G. Robinson  
**Applicant:** Rebecca Katkin  
**File No.:** PLN2022-00348  
**Location:** Etheldore Street, Moss Beach  
 Assessor's Parcel No.: 037-096-120

Consideration of a Design Review (DR) permit recommendation for the construction of a new 1,710 sq. ft. three-

story, single-family residence with an attached 441 sq. ft. garage, 495 sq. ft. junior accessory dwelling unit (JADU), and 800 sq. ft. accessory dwelling unit (ADU) on a legal 5,000 sq. ft. parcel (Recorded Certificate of Compliance, PLN2022-00242), associated with a staff-level Grading Permit (GP). The project involves 740 c.y. of grading and the removal of four (4) significant trees. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the DRP and GP after March 9, 2023. The project is not appealable to the California Coastal Commission. Application Deemed Complete: February 9, 2023. Project Planner: Glen Jia ([bjia@smcgov.org](mailto:bjia@smcgov.org))

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### 3. Adjournment

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