



**Planning & Building Department
Emerald Lake Hills Design Review Officer**

Erica Adams

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

Notice of Public Hearing

EMERALD LAKE HILLS DESIGN REVIEW OFFICER AGENDA

Tuesday, April 7, 2015

2:00 p.m.

Room 201, Second Floor

455 County Center, Redwood City

Emerald Lake Hills Design Review Officer 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 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 EMERALD LAKE HILLS REVIEW OFFICER:

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Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: www.co.sanmateo.ca.us/planning

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 Emerald Lake Hills Design Review Officer 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 \$639.83 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.co.sanmateo.ca.us/planning. To subscribe to the Emerald Lake Hills Design Review Officer agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

Copies of the plans to be considered by the Emerald Lake Hills Design Review Officer 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 Emerald Lake Hills Design Review Officer meeting will be on May 5, 2015.

IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.

AGENDA

Oral Communications to allow the public to address the Design Review Officer, on any matter not on the agenda. If your subject is not on the agenda, the Review Officer, will recognize you at this time. ***Speakers are customarily limited to five minutes.*** A speaker's slip is required.

REGULAR AGENDA**2:00 p.m.**

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1. **Owner/Applicant:** Nicholas Zmay
File No.: PLN 2014-00409
Location: 2029 Cordilleras Road, Redwood City
Assessor's Parcel No.: 057-031-210

Consideration of design review recommendation to allow construction of a new 2,394 sq. ft. single-family residence (1,932 sq. ft. with an attached 441 sq. ft. garage) on a 7,623 sq. ft. legal parcel. Four significant trees are proposed to be removed. The project also requires a staff-level grading permit for the amount of 647 cubic yards. A decision on the grading permit will occur after April 7, 2015. Application submitted October 17, 2014.

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2. **Owner:** Sara and Nawab Kahn
Applicant: Macksound Kahn
File No.: PLN 2015-00005
Location: 2535 Woodland Place, Redwood City
Assessor's Parcel No.: 068-052-160

Consideration of design review recommendation to allow construction of a new 1,390 sq. ft. single-family residence with a detached 394 sq. ft. garage on a legal, non-conforming 7,268 sq. ft. parcel. The project also requires a grading permit for 366 cubic yards and a Use Permit to allow a detached garage to have a 10-ft. right side setback where 12.5 ft. is required and the new house to have a 5.5-ft. left side setback where 7.5 ft. is required. Eight significant trees are proposed to be removed. Application submitted February 9, 2015.

3. **Owner:** William Szetu
Applicant: Ray Viotti
File No.: PLN 2015-00035
Location: 2041 Cordilleras Road, Redwood City
Assessor's Parcel Nos.: 057-031-630 and 057-031-180

Consideration of design review recommendation to allow construction of a new 4,026 sq. ft. single-family residence (3,356 sq. ft. with an attached 670 sq. ft. garage) on a legal 19,554 sq. ft. parcel. Fourteen trees are proposed to be removed. The project also requires a staff-level grading permit for 430 cubic yards. A decision on the grading permit will occur after April 7, 2015. Application submitted January 26, 2015.

4. **Owner/Applicant:** Aqua Vista, LLC, c/o Ron Grove
File No.: PLN 2015-00041
Location: 1003 Lakeview Way, Redwood City
Assessor's Parcel No.: 057-270-030

Consideration of design review recommendation to allow construction of a new 5,962 sq. ft. single-family residence (5,220 sq. ft. with an attached 742 sq. ft. garage) on a 22,411 sq. ft. parcel created by an approved, but not recorded, subdivision (PLN 2014-00476). No significant trees are proposed to be removed. The project also requires a staff-level grading permit for the amount of 640 cubic yards. A decision on the grading permit will occur after April 7, 2015. Application submitted January 28, 2015.

5 Adjournment

Agenda items published in the San Mateo Times on March 28, 2015.