



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

REVISED

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, September 8, 2016

11:30 a.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:

Dennis P. Aguirre, 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 \$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.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 October 13, 2016.

AGENDA

11:30 a.m.

Roll Call

Study Session to Discuss CDRC DRAFT Procedures Document and By-Laws

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 GRANANDA

1:30 p.m.

1. **Owner/Applicant:** Peter Albertson
File No.: PLN 2015-00221
Location: San Pedro Avenue, El Granada
Assessor's Parcel No.: 047-173-150

Consideration of Design Review recommendation to allow Major Modification (Modification) to a project recommended for approval by the CDRC on December 10, 2015 as part of a staff-level Grading Permit for construction of a new 2,678 sq. ft., two-story single-family residence, plus a 440 sq. ft. attached two-car garage, including 425 (reduced to 290) cubic yards of cut and 402 (reduced to 160) cubic yards of fill, on an existing 9,545 sq. ft. legal parcel. The proposed Modification consists of façade and mass and bulk changes necessary for reconfiguration for the driveway. The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the proposed Modification's compliance with design review standards. The staff-level Grading Permit decision will take place after September 8, 2016. Six (6) significant trees are proposed for removal. Project Planner: Dennis P. Aguirre

2:30 p.m.

2. **Owner:** Joe Bettencourt
Applicant: Jeff Guinta
File No.: PLN 2015-00416
Location: The Alameda, El Granada
Assessor's Parcel No.: 047-234-220

Consideration of a design review permit to allow construction of a new 2,673 sq. ft. two-story single-family residence plus an attached 481 sq. ft., two-car garage on a 6,273 sq. ft. legal parcel. Eleven (11) trees are proposed for removal. Project Planner: Dennis P. Aguirre

3:30 p.m.

3. **Owner:** Nancy E. Kennedy
Applicant: Jason Silva
File No.: PLN 2016-00253
Location: 578 The Alameda, El Granada
Assessor's Parcel No.: 047-208-130

Consideration of a Design Review recommendation to allow construction of a new detached 536 sq. ft. artist studio and a new detached 471 sq. ft. 1-car garage associated with an existing 764 sq. ft. 1-story single-family residence with a 1-car garage, as part of a staff-level Coastal Development Permit (CDP) and Parcel Merger (Merger). The two project parcels will be merged into one legal 5,608 sq. ft. parcel of non-conforming width. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The staff-level CDP decision will take place after September 8, 2016. The CDP is not appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre

4:30 p.m.

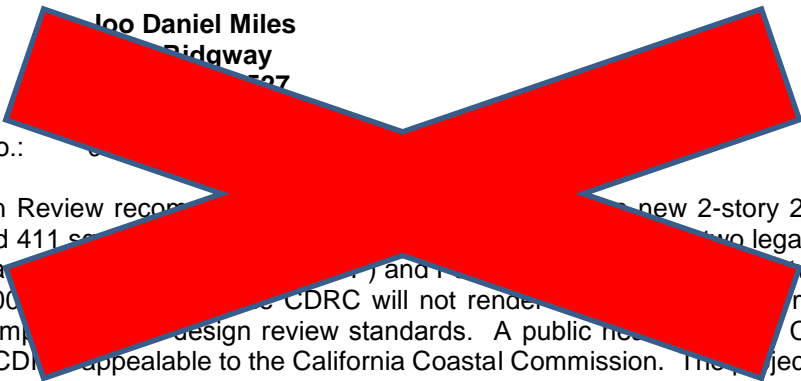
- 4. **Owner/Applicant:** Mark Macy
- File No.:** PLN 2016-00201
- Location:** 12 Lewis Avenue, El Granada
- Assessor's Parcel No.:** 047-152-230

Consideration of a design review recommendation to allow construction of a new 2,596 sq. ft. single-family residence with an attached 2 car garage on 5,936 sq. ft. undeveloped parcel, as part of as part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (Type B). The project has proposed no tree removal and only minor grading. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing for the CDP will take place after September 8, 2016. The CDP is appealable to the California Coastal Commission. Project Planner: Camille Leung

MONTARA
5:30 p.m.

Item 5 has be removed from the agenda

- 5. **Owner:** Leo Daniel Miles
- Applicant:** Redway
- File No.:** 157
- Location:**
- Assessor's Parcel No.:**



Consideration of a Design Review recommendation to allow construction of a new 2-story 2,616 sq. ft. single-family residence with an attached 411 sq. ft. garage on two legal 2,500 sq. ft. parcels, as part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (Type B). The two project parcels will be merged into one legal 5,000 sq. ft. parcel. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing for the CDP will take place after September 8, 2016. The CDP is appealable to the California Coastal Commission. The project includes the removal of four (4) trees and approximately 135 cubic yards of grading. Project Planner: Camille Leung

6. **Adjournment**