



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, April 13, 2017

1:30 p.m.

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

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 May 11, 2017.

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.*** A speaker's slip is required.

REGULAR AGENDA

EL GRANADA
2:00 p.m.

1. **Owner:** J.C. Menendez Barrera & Diane Menendez
Applicant: Eric Cox
File No.: PLN 2016-00153
Location: Sevilla Avenue, El Granada
Assessor's Parcel No.: 047-071-260

A Design Review recommendation to allow construction of a new 2,909 sq. ft. single-family residence, including a 728 sq. ft. two-car garage and shop area, on a 6,079 sq. ft. parcel and an approximately 32 ft.-8 in. roadway extension of Sevilla Avenue (30 ft. wide) to serve the project. The project is a part of a hearing-level Coastal Development Permit and Certificate of Compliance (Type B) to confirm parcel legal status. The CDP is appealable to the California Coastal Commission. The project involves minor grading and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Project Planner: Camille Leung.

MOSS BEACH
3:00 p.m.

2. **Owner:** Patrick Power
Applicant: Chris Ridgway
File No.: PLN 2016-00465
Location: Sunshine Valley Road, Moss Beach
Assessor's Parcel No.: 037-157-100

Consideration of a Design Review recommendation to allow construction of a new 1,892 sq. ft. two-story single-family residence on a legal 3,804 sq. ft. non-conforming parcel, including 700 cubic yards of cut and no fill, as part of a staff-level Coastal Development Permit (CDP) and a Grading Permit. Eight (8) significant trees are proposed for removal. 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 Coastal Development Permit and the Grading Permit will take place after April 13, 2017. The CDP is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

3. **Adjournment**
