



## Planning & Building Department Coastside Design Review Committee

Beverly Garrity  
Annette Merriman  
Christopher Johnson

Stuart Grunow  
Melanie Hohnbaum  
Bruce Chan

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, April 12, 2018  
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:**

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 \$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](http://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](mailto: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 10, 2018.

**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.

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**REGULAR AGENDA****MOSS BEACH**

2:30 p.m.

1. **Owner:** Gary Jaeger  
**Applicant:** Stuart Grunow  
**File No.:** PLN 2015-00021  
Location: Kelmore Street, Moss Beach  
Assessor's Parcel No.: 037-145-020

Consideration of a Design Review Permit to allow Major Modification (Modification) to a residence (4,157 sq. ft.) recommended for approval by the Coastside Design Review Committee (CDRC) on September 10, 2015 and approved by the Planning Commission (PC) on December 9, 2015. The proposed Modification is to allow redesign and construction of a 3,656 sq. ft., new single-family residence, plus a 483 sq. ft. attached garage, on a 10,000 sq. ft. legal parcel. Two (2) Monterey Pine trees are proposed for removal and only minor grading is proposed. The original Design Review (DR) approval (as recommended by the CDRC) was initially part of the Planning Commission's (PC) overall consideration, due to the project's inclusion of a Certificate of Compliance (COC) Type B - which triggered a hearing-level Coastal Development Permit (CDP) - to legalize the parcel. The COC has been recorded. However, since the parcel is otherwise within the "Single-Family Categorical Exclusion Zone" and requires only a CDP Exemption, amending the DR application does not require consideration by the PC or a CDP, and can be considered by the CDRC. Project Planner: Dennis P. Aguirre.

3:30 p.m.

2. **Owner:** Emily Berk  
**Applicant:** Stuart Grunow  
**File No.:** PLN 2018-00004  
Location: 630 Vue De Mar, Moss Beach  
Assessor's Parcel No.: 037-154-150

Consideration of a Design Review Permit to allow construction of a 470 sq. ft. first and second floor addition to an existing 2,670 sq. ft. 2-story residence, plus a new 236 sq. ft. attached 2-car garage, on an existing 7,492 sq. ft. legal parcel. No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

4:30 p.m.

3. **Owner:** Chris and Joanna Lubas  
**Applicant:** Jeanine Unterleitner  
**File No.:** PLN 2017-00138  
Location: Sierra Street, Moss Beach  
Assessor's Parcel No.: 037-067-090

Consideration of a Design Review Permit to allow the construction of a new 2,464 sq. ft. two-story single-family residence with a 494 square foot attached two-car garage on an undeveloped 5,002 square foot legal parcel (Certificate of Compliance PLN 2016-00027). The project includes the removal of one 54" diameter at breast height (dbh) cypress tree and grading involving 235 cubic yards of cut and 0 cubic yards of fill.  
Project Planner: Laura Richstone

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**EL GRANADA**  
**5:30 p.m.**

4. **Owner/Applicant:** **Bruce Stebbins**  
**File No.:** **PLN2018-00056**  
Location: Ferdinand Avenue, El Granada  
Assessor's Parcel No.: 047-218-010

Consideration of a Design Review Permit to allow construction of a new 2,695 sq. ft., 2-story, single-family residence, plus a 438 sq. ft. attached 2-car garage, on an existing 5,936 sq. ft. legal parcel. No trees are proposed for removal and only minor grading is proposed. Project Planner: Dennis P. Aguirre.

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5. **Adjournment**

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