



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, May 17, 2018
10:30 a.m.

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

Special
Meeting Date
and 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:

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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 June 14, 2018.

AGENDA**10:30 a.m.****Roll Call**

Discussion of the goals and overall approach of the CDRC's review and update of the "Standards for Design For One-Family and Two-Family Residential Development in the Midcoast" and "Community Design Manual".

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.

12:30 p.m.**Lunch Recess**

REGULAR AGENDA**MOSS BEACH****1:30 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 3,195 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. The project was scheduled for continued consideration from the April 12, 2018 meeting. Project Planner: Dennis P. Aguirre.

2. Adjournment
