



## Planning & Building Department Coastside Design Review Committee

Bruce Chan  
Beverly Garrity  
Christopher Johnson

Stuart Grunow  
Melanie Hohnbaum

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, April 11, 2019  
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  
Phone: 650/363-1867  
Facsimile: 650/363-4849  
Email: [daguirre@smcgov.org](mailto:daguirre@smcgov.org)

Camille Leung, Senior Planner  
Phone: 650/363-1826  
Facsimile: 650/363-4849  
Email: [cleung@smcgov.org](mailto:cleung@smcgov.org)

Ruemel Panglao, Planner  
Phone: 650/363-4582  
Facsimile: 650/363-4849  
Email: [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)

#### **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 9, 2019.

**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****MONTARA**  
**2:00 p.m.**

1. **Owner:** Sara Copeland  
**Applicant:** Chezare Santini  
**File No.:** PLN2018-00269  
Location: 350 9th Street, Montara  
Assessor's Parcel No.: 036-025-330

Consideration of a Design Review Permit to allow construction of a new 2,168 sq. ft. (formerly 2,179 sq. ft.) 2-story single-family residence, plus an 813 sq. ft. (formerly 935 sq. ft.) attached garage, located on a 6,014 sq. ft. legal parcel (legality confirmed via PLN2014-00066). No trees are proposed for removal. The grading comprising of 310 cubic yards of cut and 10 cubic yards of fill, as previously proposed, has been reduced to 235 cubic yards of cut and 7 cubic yards of fill that will not require a Grading Permit. The project was scheduled for continued consideration from the February 14, 2019 meeting. Project Planner: Dennis P. Aguirre.

---

**MOSS BEACH**  
**3:00 p.m.**

2. **Owner:** Thomas Moore  
**Applicant:** Eric Cox  
**File No.:** PLN2018-00097  
Location: Cabrillo Highway and Virginia Avenue, Moss Beach  
Assessor's Parcel No.: 037-133-100

Consideration of a design review recommendation to allow construction of a new 5,402 sq. ft., two-story mixed-use building, comprised of a 2,341 sq. ft. commercial space and 19 parking spaces on the first floor and two (2) residential units on the second floor, located on a 9,512 sq. ft. parcel (after Lot Merger), as part of a Use Permit (UP), hearing-level Coastal Development Permit (CDP), Certificate of Compliance (COC) Type B to legalize the parcel and Lot Merger. No trees are proposed for removal and only minor grading is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The project was scheduled for continued consideration from the March 14, 2019 meeting. A public hearing before the Planning Commission on the UP, CDP and COC and Lot Merger will take place after April 11, 2019. The CDP is appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

**4:00 p.m.**

3. **Owners:** Paul Moody  
**Applicants:** Edward Love  
**File No.:** PLN2018-00391  
Location: Sunshine Valley Road, Moss Beach  
Assessor's Parcel No.: 037-144-260

Consideration of a design review recommendation to allow construction of a new 1,632 sq. ft. 2-story single-family residence, plus a 459 sq. ft. attached garage, located on a 5,949 sq. ft. legal parcel (parcel legality confirmed via PLN2018-00321), as part of a hearing-level Coastal Development Permit (CDP). No 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 project was scheduled for continued consideration from the March 14, 2019 meeting. A decision will be rendered after April, 2019. The project is appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

---

**MIRAMAR**  
**5:00 p.m.**

4. **Owner/Applicant:** Jafar Ifran  
**File No.:** PLN2018-00397  
Location: Cortez Avenue, Miramar  
Assessor's Parcel No.: 048-032-070

Consideration of design review recommendation to allow construction of a new 1,732 sq. ft., 2-story single-family residence, plus a 380 sq. ft. 2-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2014-00116), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow development on a non-conforming parcel that proposes right and left side setbacks of 5 ft. and 7 ft., respectively, where 10 ft. is the minimum allowed for each side. No 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. A public hearing before the Planning Commission on the CDP and UP will take place after April 11, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre

---

5. **Adjournment**

---