



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, June 13, 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 STAFF:

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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 July 11, 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/Applicant:** Jordan McWherter
File No.: PLN2018-00322
 Location: 1237 Grant Road, Montara, CA
 Assessor's Parcel No.: 036-225-130

Consideration of a Design Review recommendation to allow construction of a new 2-story, 4,000 sq. ft. residence, plus a 437 sq. ft. garage, located on a legal 4.77-acre parcel (legality confirmed via subdivision, SMJ 80-6) associated with a staff-level Coastal Development Permit, Resource Management Permit, and Grading Permit. The project involves 920 cubic yards of cut and 75 cubic yards of fill and the removal of 9 significant trees. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision on the Initial Study/Mitigated Negative Declaration, Coastal Development Permit, Resource Management Permit, and Grading Permit will take place after June 13, 2019. Project Planner: Ruemel Panglao.

MIRAMAR

3:00 p.m.

2. **Owner:** Randy Ralston
Applicant: Kerry Burke
File No.: PLN2019-00060
 Location: Hermosa Avenue, Miramar
 Assessor's Parcel No.: 048-065-190

Consideration of a Design Review Permit to allow construction of a new 2-story 2,675 sq. ft. single family residence, plus a 429 sq. ft. attached 2-car garage, and a 650 sq. ft. Accessory Dwelling Unit (ADU) on a 20,012 sq. ft. legal parcel (per Lot Line Adjustment: LLA92-0016). The property would be accessed via a 100-foot long new asphalt driveway from an existing improved portion of Hermosa Avenue. No significant tree removal and only minor grading is proposed. The project scope includes the removal of a portion of an arroyo willow thicket to accommodate the proposed development. The ADU is a ministerial project that does not require review by the CDRC. This project is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

4:00 p.m.

3. **Owner/Applicant:** Jafar Irfan
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 7 ft. each, 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. The project was scheduled for continued consideration from the May 9, 2019 meeting. A public hearing before the Planning Commission on the CDP and UP will take place after June 13, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

4. Adjournment