



Planning & Building Department Coastside Design Review Committee

Bruce Chan
Katie Kostiuik
Christopher Johnson

Beverly Garrity
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, August 8, 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:

Dennis Aguirre, Design Review Officer
Phone: 650/363-1867
Facsimile: 650/363-4849
Email: daguirre@smcgov.org

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

Ruemel Panglao, Planner
Phone: 650/363-4582
Facsimile: 650/363-4849
Email: 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. 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 September 12, 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

MOSS BEACH
1:45 p.m.

- 1. **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 April 11, 2019 meeting. A public hearing before the Planning Commission on the UP, CDP and COC and Lot Merger will take place after August 8, 2019. The CDP is appealable to the California Coastal Commission. Project Planner: Dennis P. Aguirre.

MIRAMAR
2:45 p.m.

- 2. **Owner/Applicant:** Arti Mithal
File No.: PLN2018-00490
Location: 208 Magellan Avenue, Miramar
Assessor’s Parcel No.: 048-031-200

Consideration of design review recommendation to allow construction of a new 2,109 sq. ft., 3-story single-family residence, plus a 250 sq. ft. 1-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2017-00040), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow a 1 covered parking space on-site where 2 spaces are required and development on the non-conforming parcel, where 10,000 sq. ft. is required by the S-94 Zoning District. The project does not involve tree removal and only minor grading. 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 August 8, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

3:45 p.m.

3. **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. Second Unit on a 20,012 sq. ft. legal parcel (per Lot Line Adjustment: LLA92-0016). The property would be accessed via a 100 ft 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 second dwelling unit is a ministerial project that does not require review by the CDRC. The project was scheduled for continued consideration from the June 13, 2019 and July 11, 2019 meetings. This project qualifies for a Coastal Development Permit Exemption and is not appealable to the California Coastal Commission. Project Planner: Ruemel Panglao.

EL GRANADA
4:15 p.m.

4. **Owner/Applicant:** Paul Fassinger
File No.: PLN2019-00140
Location: Madrona Avenue, El Granada
Assessor's Parcel No.: 047-074-250

Design Review Permit to allow the construction of a new single-story 1,901 sq. ft. single-family residence with an attached 429 sq. ft. two-car garage on a 5,000 sq. ft. legal parcel (legality confirmed via PLN2018-00299) and only minor grading is needed. No trees are proposed for removal. This project is not appealable to the California Coastal Commission. Planner: Dennis P. Aguirre.

5:15 p.m.

6. **Adjournment**
-