



## Planning & Building Department Coastside Design Review Committee

Beverly Garrity      Stuart Grunow  
Annette Merriman    Melanie Hohnbaum  
Christopher Johnson   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, September 14, 2017  
11:30 a.m.

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

Special  
Meeting 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:**

Dennis P. Aguirre, Design Review Officer	Camille Leung, Senior Planner	Ruemel Panglao, Planner
Phone: 650/363-1867	Phone: 650/363-1826	Phone: 650/363-4582
Facsimile: 650/363-4849	Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: <a href="mailto:daguirre@smcgov.org">daguirre@smcgov.org</a>	Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>	Email: <a href="mailto:rpanglao@smcgov.org">rpanglao@smcgov.org</a>

#### **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 October 12, 2017.

**AGENDA****11:30 a.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****EL GRANADA****12:00 p.m.**

1. **Owner/Applicant:** Scott Yamamoto  
**File No.:** PLN 2015-00278  
Location: 951 Malaga Street, El Granada  
Assessor's Parcel No.: 047-293-330

Consideration of Design Review Permit to allow Major Modification (Modification) to a project approved by the CDRC on December 10, 2015, to allow construction of a new 2,259 sq. ft., two-story single-family residence (formerly 2,552 sq. ft.), plus a 408 sq. ft. attached two-car garage (formerly 480 sq. ft.), on an existing 6,000 sq. ft. legal parcel, upon demolition of the existing 728 sq. ft. single-family residence and detached accessory structure. House and garage sizes have been reduced by 293 sq. ft. and 72 sq. ft., respectively. No trees are proposed for removal. The project was scheduled for continued consideration from the August 10, 2017 meeting. Project Planner: Dennis P. Aguirre.

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**MIRAMAR****1:00 p.m.**

2. **Owner:** Philip Wilkinson  
**Applicant:** Chris Ridgway  
**File No.:** PLN 2017-00036  
Location: Mirada Road, Miramar  
Assessor's Parcel No.: 048-093-040

Consideration of Design Review Permit recommendation to allow construction of a new 1,318 sq. ft., two-story single-family residence, plus a 456 sq. ft. attached two-car garage, on an existing 3,697 sq. ft. non-conforming legal parcel (COC Type A, PLN2017-00036), as part of a staff-level Coastal Development Permit (CDP). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP decision will take place after September 14, 2017. No trees are proposed for removal. Project Planner: Dennis Aguirre.

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**MOSS BEACH****2:00 p.m.**

3. **Owner/Applicant:** Moss Beach Associates, LLC  
**File No.:** PLN 2015-00380 (Lot 1)  
Location: Vallemar Street @ Juliana Avenue, Moss Beach  
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 3,997 sq. ft.<sup>1</sup>, 3-story single-family residence (includes a 268 sq. ft. 3<sup>rd</sup> story mezzanine area accessing a deck), with a 576 sq. ft. attached (by walkway) 2-car garage (includes 270 sq. ft.<sup>1</sup> of accessible but non-habitable attic/storage area above), and 501 sq. ft. of covered decks and 781 sq. ft. of exterior uncovered decks, located on a 23,473 sq. ft. parcel<sup>2</sup>. This is part of an overall project consisting of Coastal Development Permit (CDP), Resource Management and Grading permit for 4 new single family residences (including this one) on 4 reconfigured parcels<sup>2</sup> on a 2.48-acre site (zoned: RM-CZ/DR; located within a County Scenic Corridor); this specific case includes the removal of 1 significant (Monterey cypress) tree and associated grading (250 cu/yds of cut and 400 cu/yds of fill; net import 150 cu/yds). The CDRC

will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place at some point after the CDRC Meeting. The associated CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook

<sup>1</sup> Attic areas cannot include dormers; if the dormer in this case remains, the entire 270 sq. ft. shall be counted towards Floor Area, thus adjusting the total to 4,267 sq. ft. Skylights, however, are allowed.

<sup>2</sup> Via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots of sizes indicated.

4. **Owner/Applicant:** Moss Beach Associates, LLC  
**File No.:** PLN 2015-00380 (Lot 2)  
Location: Vallemar Street @ Juliana Avenue, Moss Beach  
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280 & -290

Consideration of a Design Review recommendation to allow construction of a new 3,994 sq. ft.<sup>1</sup> 3-story single-family residence (includes a 303 sq. ft. 3<sup>rd</sup> story mezzanine area accessing a deck), with a 586 sq. ft. attached 2-car garage (includes 202 sq. ft.<sup>1</sup> of accessible but non-habitable attic/storage area above), and 403 sq. ft. of covered decks and 420 sq. ft. of exterior uncovered decks, located on a 22,220 sq. ft. parcel<sup>2</sup>. This is part of an overall project consisting of Coastal Development Permit (CDP), Resource Management and Grading permit for 4 new single family residences (including this one) on 4 reconfigured parcels<sup>2</sup> zoned: RM-CZ/DR; located within a County Scenic Corridor; this specific case includes the removal of 9 significant and 2 non-significant (Monterey cypress) trees and associated grading (300 cu/yds of cut and 500 cu/yds of fill; net import 200 cu/yds). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The associated CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook

<sup>1</sup> Attic areas cannot include dormers; if the dormer in this case remains, the entire 202 sq. ft. shall be counted towards Floor Area, thus adjusting the total to 4,196 sq. ft. Skylights, however, are allowed.

<sup>2</sup> Via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots of sizes indicated.

5. **Owner/Applicant:** Moss Beach Associates, LLC  
**File No.:** PLN 2015-00380 (Lot 3)  
Location: Vallemar Street @ Juliana Avenue, Moss Beach  
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 3,997 sq. ft.<sup>1</sup> 3-story single-family residence (includes a 236 sq. ft. 3<sup>rd</sup> story mezzanine area accessing a deck), with a 576 sq. ft. attached (by walkway) 2-car garage (includes 252 sq. ft.<sup>1</sup> of accessible but non-habitable attic/storage area above), and 458 sq. ft. of covered decks and 967 sq. ft. of exterior uncovered decks, located on a 24,211 sq. ft. parcel<sup>2</sup>. This is part of an overall project consisting of Coastal Development Permit (CDP), Resource Management and Grading permit for 4 new single family residences (including this one) on 4 reconfigured parcels<sup>2</sup> zoned: RM-CZ/DR; located within a County Scenic Corridor; this specific case includes the removal of 9 significant (Monterey cypress) trees and associated grading (0 cu/yds of cut and 1100 cu/yds of fill; net import 1100 cu/yds). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The associated CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook

<sup>1</sup> Attic areas cannot include dormers; if the dormer in this case remains, the entire 252 sq. ft. shall be counted towards Floor Area, thus adjusting the total to 4,249 sq. ft. Skylights, however, are allowed.

<sup>2</sup> Via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots of sizes indicated.

6. **Owner/Applicant:** Moss Beach Associates, LLC  
**File No.:** PLN 2015-00380 (Lot 4)  
Location: Vallemar Street @ Juliana Avenue, Moss Beach  
Assessor's Parcel Nos.: 037-086-230,-240,-250,-260,-270,-280, & -290

Consideration of a Design Review recommendation to allow construction of a new 4,740 sq. ft.<sup>1</sup> 3-story single-family residence (includes a 248 sq. ft. 3rd story mezzanine area accessing a deck), with a 576 sq. ft. attached (by walkway) 2-car garage (includes 231 sq. ft.<sup>1</sup> of accessible but non-habitable attic/storage area above), and 455 sq. ft. of covered decks and 967 sq. ft. of exterior uncovered decks, located on a 32,324 sq. ft. parcel<sup>2</sup>. This is part of an overall project consisting of Coastal Development Permit (CDP), Resource Management & Grading permit for 4 new single family residences (including this one) on 4 reconfigured parcels<sup>2</sup> on a 2.48-acre site zoned: RM-CZ/DR; located within a County Scenic Corridor; this specific case includes the removal of 11 significant (Monterey cypress) trees and associated grading (50 cu/yds of cut and 1100 cu/yds of fill; net import 1050 cu/yds). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with Design Review standards. A hearing before the Planning Commission for the entire project will take place after the CDRC Meeting. The associated CDP is appealable to the CA Coastal Commission. Project Planner: Dave Holbrook

<sup>1</sup> Attic areas cannot include dormers; if the dormer in this case remains, the entire 231 sq. ft. shall be counted towards Floor Area, thus adjusting the total to 4,971 sq. ft. Skylights, however, are allowed.

<sup>2</sup> Via a proposed Lot Line Adjustment which will adjust the existing 7 legal lots down to 4 lots of sizes indicated.

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## 7. Adjournment

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