



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, January 14, 2016
1:00 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 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 \$639.83 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 February 11, 2016.

AGENDA

1:00 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**

1:30 p.m.

1. **Owner/Applicant:** Theresa McLaughlin
File No.: PLN 2015-00153
Location: Stetson Street, Moss Beach
Assessor's Parcel No.: 037-092-060

Consideration of design review recommendation to allow construction of a new 1,580 sq. ft., two-story single-family residence, plus a 596 sq. ft. attached two-car garage, including 515 cubic yards of cut and 10 cubic yards of fill, on an existing 6,301 sq. ft. legal parcel, as part of a staff-level Grading Permit. No trees are proposed for removal. 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 Grading Permit decision will take place after January 14, 2016.

2:30 p.m.

2. **Owner:** David and Rebecca Jackson Trust
Applicant: Toby Long
File No.: PLN 2015-00411
Location: Buena Vista Street and Montana Street, Moss Beach
Assessor's Parcel No.: 037-061-060

Consideration of Design Review Permit to allow construction of a new 2,562 sq. ft., two-story single-family residence, plus a 505 sq. ft. detached two-car garage, on an existing 6,916 sq. ft. legal parcel. No trees are proposed for removal.

EL GRANADA

3:30 p.m.

3. **Owner/Applicant:** Salvador and Balvina Lopez Trust
File No.: PLN 2014-00482
Location: 120 Coral Reef Avenue, El Granada
Assessor's Parcel No.: 037-344-040

Consideration of Design Review Permit to allow construction of a 549 sq. ft. second floor addition, plus a 228 sq. ft. unenclosed second floor roof deck to an existing 1,937 sq. ft. single-family residence located on an existing 5,500 sq. ft. legal parcel. No trees are proposed for removal.

4:30 p.m.

4. **Owner:** Debra Lynn Kessler
Applicant: Fred Herring
File No.: PLN 2015-00404
Location: Avenue Balboa and Paloma Avenue, El Granada
Assessor's Parcel No.: 047-105-090

Consideration of Design Review Permit to allow construction of a new 2,280 sq. ft., two-story single-family residence, plus a 510 sq. ft. attached two-car garage, on an existing 7,818 sq. ft. legal parcel. No trees are proposed for removal.

5:30 p.m.

5. **Owner:** Rick Southern
Applicant: Toby Long
File No.: PLN 2015-00412
Location: El Granada Boulevard and San Pedro Road, El Granada
Assessor's Parcel No.: 047-175-250

Consideration of Design Review Permit to allow construction of a new 2,307 sq. ft., two-story single-family residence, plus a 436 sq. ft. attached two-car garage, on an existing 9,732 sq. ft. legal parcel. Eight (8) eucalyptus trees are proposed for removal.

6. **Adjournment**

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