



Planning & Building Department Coastside Design Review Committee

Katie Kostiuk
Rebecca Katkin
Christopher Johnson
Linda Montalto-Patterson

Beverly Garrity
Doug Machado
Mark Stegmaier

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

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, November 12, 2020
12:30 p.m.

**** BY VIDEOCONFERENCE ONLY ****

Virtual
Meeting

Special
Time

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

PUBLIC PARTICIPATION:

Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at rpanglao@smcgov.org and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. To ensure your comment is received and read to the CDRC for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The November 12, 2020 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99356884017>. The meeting ID is: 993 5688 4017. The November 12, 2020 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 993 5688 4017, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: rpanglao@smcgov.org	Email: cleung@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff via email but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. A computer-generated copy of a photograph must be submitted.

DECISIONS AND APPEALS PROCESS:

The Coastsides 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). If the Planning Counter is still closed during the appeal period due to the COVID-19 emergency, please complete the applicable forms and forward them to the project planner. They will coordinate with you regarding the payment of the appeal fee at that time. Appeal application forms are available online. The appeal fee is \$616.35 which covers additional public noticing.

REVIEW OF AGENDAS AND MEETING MATERIALS:

To view the agenda, maps, and plans for all items on this agenda, please visit our website at www.planning.smcgov.org/design-review and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com. To request hard copies of the meeting materials, including plans, please contact the Design Review Officer and allow 5-7 business days for mail delivery.

NEXT MEETING:

The next Coastsides Design Review Committee (CDRC) meeting will be on December 10, 2020.

AGENDA
12:30 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.***

REGULAR AGENDA**MONTARA**
1:00 p.m.

1. **Owner:** Stefanie Fitz
Applicant: Beverly Garrity
File No.: PLN2019-00469
Location: 403 3rd St, Montara
Assessor's Parcel No.: 036-061-110

Consideration of a Design Review Permit to allow construction of a new rear master bedroom suite (to replace an existing garage roof deck, add a new second story 244 sq. ft. rear deck, and add a new 100 sq. ft. workshop at the rear of the existing two-story, 2,065 sq. ft. single-family residence, on a 5,000 sq. ft. legal parcel. No tree removal and minimal grading. Application Deemed Complete on: September 25, 2020. Project Planner: Olivia Boo (oboo@smcgov.org).

EL GRANADA
2:00 p.m.

2. **Owner:** Guadalupe Lopez
File No.: PLN2017-00191
Location: Highland Ave, El Granada
Assessor's Parcel No.: 047-161-100

Consideration of a Design Review recommendation to construct a new 4,411 sq. ft. (formerly 4,590 sq. ft.), 4-story single-family residence with attached 660 sq. ft. 3-car garage on an 8,663 sq. ft. legal parcel and road extension (approx. 140 linear ft) for access to the parcel, associated with a staff-level Coastal Development Permit (CDP). The proposed house will be built on an existing foundation (BLD2007-00781) built over 25 years ago. 3 significant trees are proposed for removal. Approximately 199 cubic yards (cy) (140 cy cut, 59 cy fill) of grading proposed. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the CDP after November 12, 2020. This project is not appealable to the CA Coastal Commission. The project was scheduled for continued consideration from the August 13, 2020 meeting. Application Deemed Complete on: July 25, 2020. Project Planner: Camille Leung (cleung@smcgov.org).

MOSS BEACH
3:00 p.m.

3. **Owner/Applicant:** Ruth and Steve Clawson
File No.: PLN2019-00485
Location: 322 California Ave, Moss Beach
Assessor's Parcel No.: 037-118-020

Consideration of a Design Review recommendation for construction of a two-story 2,053 sq. ft. single-family residence to replace an existing 1,842 sq. ft. single-family residence that was significantly damaged by fire in 2015, on a 6,092 sq. ft. legal parcel, associated with a hearing-level Coastal Development Permit (CDP) and Non-Conforming Use Permit (UP). The proposed non-conforming front porch requires a UP and the project involves minor grading and removal of five trees (two significant and three non-significant). 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, UP, and Design Review Permit, will take place after November 12, 2020. The CDP is not appealable to the California Coastal Commission. Application Deemed Complete on October 2, 2020. Project Planner: Lawrence Truong (lktruong@smcgov.org)

4:00 p.m.

4. **Owner:** Kate and Anjelo Gomez
Applicant: Dave Hirzel
File No.: PLN2020-00165
Location: 9500 Cabrillo Hwy, Moss Beach
Assessor's Parcel No.: 037-171-870

Consideration of a Design Review recommendation to allow the construction of an 857 sq. ft. addition to an existing 1,400 sq. ft. single-family residence on a 6,850 sq. ft. parcel. The existing garage would be converted into 360 sq. ft. of living space and a new 497 sq. ft. attached garage is proposed. This project is associated with a hearing-level Coastal Development Permit (CDP) and Home Improvement Exception (HIE) to allow 23 sq. ft. to encroach into the rear setback. 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 HIE will take place after November 12, 2020. The project is located in a County Scenic Corridor and the Coastal Commission appeals jurisdiction. The CDP is appealable to the California Coastal Commission. Application Deemed Complete on: October 13, 2020. Project Planner: Kanoa Kelley (kkelley@smcgov.org).

5. **Adjournment**

Published in the San Mateo Times on October 31, 2020 and the Half Moon Bay Review on November 4, 2020.