

County of San Mateo
Coastside Design Review Committee

The Coastside Design Review Committee (CDRC) is appointed by the Board of Supervisors to ensure that new development is compatible with the physical setting of the site and the visual character of the communities of Montara, Moss Beach, El Granada, Miramar and Princeton.

DRO: Glen Jia, Planner

Katie Kostiuik, Architect

Rebecca Katkin, Architect

Beverly R Garrity, Chair/MontaraRep

Christopher Johnson, ElGranadaRep

vacant, MiramarRep

vacant, MossBeachRep

John Steadman, PrincetonRep

vacant, AltArchitect

Mark Stegmaier, AltMontaraRep

Doug Machado, AltElGranadaRep

Linda Montalto-Patterson AltMiramarRep

vacant, AltMossBeachRep

vacant, AltPrincetonRep

AB361 RESOLUTION FINDING THAT, AS A RESULT OF THE CONTINUING COVID-19 PANDEMIC STATE OF EMERGENCY DECLARED BY GOVERNOR NEWSOM, MEETING IN PERSON FOR MEETINGS OF THE COASTSIDE DESIGN REVIEW COMMITTEE WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES

DEMONSTRATION OF SCALE/STORY POLES

CDRC cannot require Story Poles as a Policy, though could require Story Poles if adopted as an Ordinance. Story Pole Policy has been modified to a Policy to Demonstrate Project Scale using Story Poles or other options. Until further notice, CDRC will use the May 28, 2020 doc until a new Story Pole Ordinance is adopted.

Future Direction - CDRC prefers for story poles to be a “requirement”. A Draft Story Pole/ Demonstration of Scale Ordinance is in process. See CDRC approved 7/9/2020 doc (ATTACH B) sent with a letter (on Oct 7 2020) to Staff requesting the doc be used in the formal Public Process for the new Ordinance. Ruemel Panglao, Planner III is in the process of drafting the new Ordinance requiring a Demonstration of Scale, a change to Design Review Regulations, included in the Design Review Application.

CDRC Demonstration of Scale WorkPlan Discussion

3/11/2021 County is working on obtaining a facilitation consultant for the external stakeholder outreach plan. 4/8/2021 Melissa Ross is the new San Mateo County Planning Services Manager, managing the long range planning efforts which includes the Demonstration of Scale Project. The first public hearing is projected for end of **Fall 2021. Ruemel to provide CDRC with preview drafts of strategy and content before the Public Meeting.**

09Sept2021 Status: Ruemel is working on a Survey that will precede the Public Meeting. Ruemel along with the Office of Community Affairs, Mediation Consultants, and Supv Don Horsley’s Staff develop and execute an Outreach program that includes a survey monkey, an outdoor event booth, with spanish translation.

14Oct2021 Status: All survey edits have been received and will be distributed to senior staff for confirmation. The Outreach Program Development is in process with input from the Office of Community Affairs. **10Feb2022 Status: Final comments on the Survey to be reassigned (tbd).**

DESIGN STANDARDS, UPDATE

C-1/Midcoast package has been passed to County staff, Ruemel Panglao and Camille Leung, Sr Planner. First body of work review to be discussed at the 13Jan2022 CDRC mtg.

Notes per Camille Leung update: The Long Range Work Plan, including the Design Standards Update Project was approved March 24, 2021 at the Planning Commission Meeting (<https://planning.smcgov.org/events/planning-commission-hearing-4>).

Per Melissa Ross -

1. Staff will undertake the Building Height Calculation, and the C-1/Midcoast items.
2. CDRC would take the lead to update the Residential Design Standards, with the direct support of staff and indirect support of Melissa Ross. Staff to give CDRC a template WorkPlan to develop for the Design Standards update effort. **One hour will be allocated on the CDRC Meeting Agenda to develop a Residential Design Standards Update WorkPlan, if there are 3 or fewer projects for CDRC to review.**
 - Ruemel has provided the CDRC with a WorkPlan graphic template for Demonstration of Scale WorkPlan.
 - Camille has provided the CDRC with a WorkPlan outline template.
 - CDRC to review Kris Lang's presentation: Midcoast Design Review Standards Update as background intro for "Task 5" of the WorkPlan.
 - Beverly sent the Workplace Outline Template, and Kris Lang's presentation ... for use in the 9Sept2021CDRC meeting discussion.
 - Staff to meet with CDRC to clarify CDRC role in WorkPlan for Design Guidelines Update (i.e., Admin vs Content). 14Oct2021 Status: per Camille&Ruemel, CDRC to provide content at relevant points in the process. Staff will lead on Administrative tasks.

note: CDRC preferred ORDER of Execution for WorkPlans:

- a. Demonstration of Scale
- b. C-1/Midcoast
- c. Update: Residential first, then Commercial with Residential (**tbd - comprehensive or separate docs?**)

CDRC POSITIONS (See vacancies top of page 1.)

Can a resident from a neighboring community apply for an open CDRC position?

Staff replied "Yes". The language in the existing ordinance allows for this (in Zoning Doc Section 6565.7.2 - "community" is defined as theMidCoast), tho CDRC members prefer to maintain the priority of requiring that the Community Representative reside in that particular coastside community (i.e., Montara, Moss Beach, El Granada, Princeton, Miramar). 14Oct2021 Status: Ruemel spoke with Camille to discuss with the Office of Community Affairs to increase digital outreach. 01Dec2021 "Volunteer spots available within county" article was published in 01Dec2021 HMB Review. Re: CDRC PR - Chris Johnson suggests a campaign to clear up public perception of CDRC. 13Jan2022 - CDRC mtg discussion to put open CDRC positions on NextDoor. Chris Johnson suggests a live interview with a CDRC Rep on a local radio program - to clearly market CDRC and open positions. Ruemel to verify county approval. **10Feb2022 Status: The Office of Communication Affairs to check with County Chief Communications Officer re: the scope of the interview and questions. The MCC has invited CDRC to present at the 27Apr2022 MCC meeting.**

Chris Johnson's final term expires March 2022; will serve until the position is filled. CDRC members Beverly Garrity and Katie Kostiuk will contact Doug Machado, ElGranada Alt Rep to explore availability as a candidate to fill the ElGranada Rep position.

CDRC and Staff have approved:

1. In the scenario where a community does not have an alt rep (i.e., Moss Beach and Miramar), an Alt Rep from any community can sit on the committee for the given project to make a 3 person quorum.
2. In the scenario where there is no quorum of 2 due to the absence of a Community Rep and 1 Architect/Landscape Architect, a Community Rep from another community could fill the Community Rep spot specifically.

Duties of the Vice Chair have been split amongst Sr Planner/Camille, Planner III/ Ruemel, and Chair/ Beverly Garrity. Camille to maintain the CDRC membership roster and contact list, and send out term notification letters. Ruemel to forward to Beverly (who in turn will forward to CDRC members) notice of CDRC reviewed projects going before the Board of Supervisors, Planning Commission, and the Zoning Hearing Office.

Ruemel has confirmed the number of projects that received Building Permits in 2020 = 15, including ADUs, and has verified the qty limit as 40 annually per LCP. ...compare with Lisa Ketchum's list sent in 1/14/2021 email (22, including 9 ADUs). Staff will review these numbers. An Accela Revision update is in process to capture this data. 13Jan2022 No update. 10Feb2022 No update.

PLANNING INSPECTION REQUESTS

1. Structure being built on 912 Columbus appears to deviate from approved plans - 3rd level and deck on Avenue Portola to be verified. Planning has finalized the project. Building Inspection has not yet finalized the project. The most recent photos show deck expansion and do not match the photos received for Final Inspection Approval. 13Jan2022 - anticipating the submittal of a revision. 10Feb2022 No resubmitted at present. Applicant is aware of a resubmitted is required. Applicant is currently living there without a temp occupancy.
2. APN 047-092-260 ... Added a new Planning Final to verify project. Applicant has been informed.
3. Alhambra/Vallejo Landscape - Palm trees (3)** with very wide diameter, row of trees by back yard fence seem too tall, blocking views. 13Jan2022 - Building permit has been Finalized. Nothing can be done. Staff is aware of an additional new structure, added since Nov 2021. Permits will be provided to legalize...does not appear to meet zoning as constructed. (**Public works may have jurisdiction. Project Planner to verify.) 10Feb2022 No update.

DISCUSSION: ADU's

At the 10 Sept 2020 CDRC Meeting County Staff and Counsel gave an overview of the California State current requirements and changes to the ADU Ordinance. At the 8 Oct 2020 Staff clarified that there is legally no public notice or appeal allowed for ADU's. Neither the public nor CDRC has the legal right to comment on ADU's. This is to incentivize ADU's per the Calif State mandatory requirements, allowing the County staff to do a compliance check using the "objective" zoning standards" * only. Communication in response to the ADU Regulations should be directed to California State Representatives.

* 10Feb2022 - See Zoning Regulations Doc for new ADU info.

Link to State ADU Legislation updates effective 1/1/21 including: ... an application for the creation of an ADU or JADU shall be *deemed approved* (not just subject to ministerial approval) if the local agency has not acted on the completed application within 60 days. The 60 day timeframe pertains to Building Permits not permits with discretionary decision (i.e., Use Permits and Variances). Management Staff will identify and flag such permits for faster processing. https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

NEXT CDRC MEETING: 1:30PM THURS Mar 10
, 2022

END
Chair Report

ATTACH A
HISTORICAL: RECORD RE DESIGN REVIEW UPDATES:

The meeting with Don Horsley, Steve Monowitz, Joe LaClair, Camille Leung, Katie Kostiuk, Beverly Garrity to discuss Questions/Goals/Next Steps (see below) that emerged from the Nov 4 meeting Katie Kostiuk & Beverly Garrity had with Don Horsley & Brae Hunter to be rescheduled from its third rescheduled date in April2020 to a future date (TBD).

- Questions:
- *What is the process to add the one clarifying sentence on how building height is measured in the Midcoast to the three zoning ordinances where it is lacking (S-3 overlay, PAD, RM/CZ)?*
- *To better understand the resources required and timeline: What are the Planning Department processes for the Design standards updates and the C-1/Midcoast ordinance effort?*
- *What are the qualifications for which Planning management would like CDRC Architects to demonstrate?*
- *What does County planning envision for the public engagement effort toward creating a C-1/Midcoast ordinance?*
- Goals:
- Expedite C-1 building height measurement in Midcoast change.
- Support from County Planning to focus on C-1/Midcoast ordinance prior to the Design Standards Updates.
- Add C-1/Midcoast ordinance to County long range planning schedule.
- Next Steps:
- Meeting with Don Horsley, Joe LaClaire, Steve Monowitz , Camille Leung, Beverly Garrity and Katie Kostiuk to discuss these questions & goals, and to review the progress drafts for the following:
 - C-1/Midcoast Purpose
 - C-1/Midcoast Permitted Uses
 - C-1/Midcoast Development Standards
 - C-1/Midcoast Performance StandardsUpdated notes per the meeting, below:

HISTORICAL: Chair Report Record

Request for method of measuring Building Ht was raised re: LCP Ordinance for MidPen Project PUD in Moss Beach at Jan 8th & 22nd Planning Commission Mtgs, subsequently approved at the 10June2020 Planning Commission Mtg. Planning Commission approved: PUD description to include - Building Ht to be measured from Finished Grade (vs. the lower of Finished or Original Grade), not to exceed 28 FT.

See Staff Report :

https://planning.smcgov.org/sites/planning.smcgov.org/files/events/Cypress%20Pt%20SR%206.10.20%20PC.docx_revised.pdf

END

ATTACH A

ATTACH B

STORY POLES: Updated (7/9/2020) notes per CDRC meeting, below:

CDRC requests this draft be an option to review with the Public for feedback during the public outreach effort for the new Demonstration of Scale Ordinance.

Purpose

Story poles provide a critical three-dimensional preview of planned development. They are used to depict the elevations and silhouette of a proposed structure or an addition to an existing building, and they convey the height, bulk, scale, and massing of a project in context. Story poles are intended to aid neighbors, staff personnel, and members of the decision-making bodies in their evaluation of a project application by providing an idea of how the finished project will effect the project site, adjacent properties, and the neighborhood in general, specifically with regard to possible impacts to views and privacy.

- **Factors triggering story pole requirement:**
 - **All new construction triggers story poles (i.e. one and two story etc)**
 - **Single story additions: Square footage of addition - currently considering 25% of percentage of (E) square footage (TBD)**
 - **Second story additions, regardless of square footage**
- **Story Pole Plan:**
 - **Graphic standards that relate to the required story pole materials with legend (see example from Town of Hillsborough)**
 - **Spot Elevation and height in feet above natural grade for each point where poles are located to be shown on the plan.**
 - **Part of the list of requirements for application to be deemed complete by Planning in order to be scheduled for CDRC review.**
- **Material Specification: Prohibit the use of PVC pipes for structure and prohibit flags for netting. Use 24" orange netting.**
- **Height verification:**
 - **County to possibly provide a standardized, durable tape measure to add to poles? Something that will not litter the neighborhood and will stand up to the elements.**
 - **Photos of installation to be provided to Planning showing heights on poles and overall installation pics.**
 - **Project does not get scheduled to be seen by CDRC until this is approved.**
- **Exemptions:**
 - **Topography or vegetation makes installation impractical or unsafe.**
- **Alternative for exemptions:**
 - **Rendering(s) in lieu of story poles:**

- **Rendering view(s) would be from street level and include houses on all sides of the project.**
 - **Diagrammatic site plan showing where perspective views are taken from and where they are facing. This would be approved by Planning prior to renderings being provided.**
 - **Streetscape elevation(s) to scale.**
 - **Part of the list of requirements for application to be deemed complete by Planning in order to be scheduled for CDRC review.**
- **Sequencing of installation and removal:**
 - **Installation timing in relation to project being agendized. Projects that have not installed story poles will be automatically continued. Discuss whether late or inadequate installations would be reviewed and continued automatically.**
 - **Removal - same terms as current policy, but continued projects may be required to modify story poles at the CDRC's discretion if the massing will be changing significantly.**

END

ATTACH B

MCC Discretionary Review of All County Projects:

Discussion re: formal or informal CDRC participation in MCC's effort to review all discretionary SMC Planning Permits within the unincorporated MidCoast Area: MCC members Dave Olsen, Claire Toutant, and Michelle Weil of the MCC Architectural Interest Group met with CDRC members Beverly Garity, Katie Kostiuik, and Chris Johnson in a January 19th 2021 Zoom meeting (see Attach C Meeting Notes, updates in red) to discuss how MCC members track projects, which projects they track, what the MCC criteria is for evaluating their level of participation, and any other related topics.

Questions for Legal to be Drafted by Beverly Garity regarding: Given that CDRC is the only body w Lic Architects, would it be better to consider having CDRC become an Elected Advisory Body (like MCC) or continue w the current effort to expand CDRC purview? Legal to help clarify the different paths for arriving at the same outcome.

ATTACH C
Meeting Notes

DATE: 19JAN2021MEETING

SUBJ: Process of MCC's Discretionary Review of County Projects

ATTENDEES: MCC, Architectural Interest Group and CDRC Interested Members

- 1. Who receives notification and how? MCC receives notification emails from various county staff for Midcoast projects. The delivery is not consistent: Not all Midcoast project notifications are sent, and sometimes notification is sent to randomly to individual MCC members.**
- 2. When is notification sent? Notification is sent when a Planning Application is deemed complete enough to send the project out for Agency Referrals. MCC is on the Agency Referral List. MCC is not bound by the comment deadline.**
- 3. What is sent with the notification? Referral Documents and Plans.**
- 4. MCC process once notification is received:** MCC distributes the project to all MCC members, requesting any responses. The (3) members of the MCC Architectural Interest Group attempt to respond to the Planner (cc'ing Joe LaClair) for all projects, even if it is a "no comment" response. MCC will, on occasion agendize a project if deemed appropriate (i.e., Big Wave and the Harbor RV Park) - mainly driven by the assessed need for public comment. MCC maintains a tracking spreadsheet of all Midcoast projects on the MCC website:
<https://docs.google.com/spreadsheets/d/1on10porRjMK3t2HNYWElyDpN0ArVxXI-aEPfLlgOUSE/edit#gid=0>

***Note** - Instead of prioritizing to expand the CDRC purview to include non-Residential Midcoast projects, County Staff has suggested the MCC notify the CDRC of these projects as the MCC receives notification, and CDRC can provide input as members of the public. Note - MCC cannot notify the CDRC requesting a response without violating the Brown Act, unless the project is on the MCC Meeting Agenda; in which case CDRC members can only comment as members of the public.*

QUESTIONS FOR DISCUSSION:

- 1. What was the original intention for the County to put the MCC on the Agency-Referral-List? Would it be appropriate to add the CDRC to the Agency-Referral-List for non-Residential Midcoast Projects? MCC is an elected Advisory Body to the Board of Supervisors. CDRC is not recognized as an Advisory Board for issues beyond its' charter, as written in the Ordinance.**
- 2. How is the Public expected to comment on County Planning Midcoast Projects that are not reviewed by CDRC, and are not agendized by MCC? Camille responded: All residents within 300FT are notified; and can respond in writing, by emailing, by phone. CDRC can reach out to MCC to request a project be put on the MCC Agenda. CDRC members can suggest to members of the public to submit a request to MCC to put a project on the MCC Agenda.**
- 3. Is there a way to streamline the Midcoast project notification process so that the MCC receives notification (to their central email) of all Midcoast projects? This is in process.**
- 4. Will non-Window users be able to access "BlueBeam", the Accela replacement for tracking County Midcoast Projects? (BlueBeam is for plan checking, Accela is still being used for project tracking. Plans can be found on Accela.)**

END
ATTACH C