



## Planning & Building Department Coastside Design Review Committee

Dianne Whitaker  
Thomas Daly  
Ronald Madson

Willard Williams  
Kris Liang  
Christy Usher

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

### Notice of Public Hearing

#### REVISED

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, December 12, 2013  
1:30 p.m.

Granada Sanitary District Office

504 Avenue Alhambra, Third Floor, El Granada

Attention:  
Venue Change

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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Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

#### **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.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning). 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 meeting will be on January 9, 2014.

**IF THERE IS AN ITEM SHADED ON THE AGENDA BELOW, YOUR PROPERTY IS WITHIN A DESIGNATED RADIUS OF THE PROPERTY ON WHICH DEVELOPMENT IS PROPOSED.**

**AGENDA**  
**1:30 p.m.**

1. **Roll Call**
2. **Committee Open Discussion**
3. **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**  
**1:45 p.m.**

4. **Owner/Applicant:** Richard Coursen  
**File No.:** PLN 2013-00392  
**Location:** 147 Francisco Street, El Granada  
**Assessor's Parcel No.:** 047-122-110

Consideration of design review to allow construction of a 1,213 sq. ft. new two-story single-family residence, plus a 440 sq. ft. attached two-car garage on an existing 6,000 sq. ft. legal parcel. The existing 600 sq. ft. main residence will be converted to a second unit, subject to a separate administrative review for second units, while the existing 335 sq. ft. detached garage, 48 sq. ft. greenhouse and 64 sq. ft. studio will be demolished to accommodate the new residence. No trees to be removed. This item is continued from the November 14, 2013 meeting.

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**MONTARA  
2:45 p.m.**

5. **Owner/Applicant:** Hale Guerra  
**File No.:** PLN 2013-00358  
Location: 1050 Date Street, Montara  
Assessor's Parcel No.: 036-151-500

Consideration of design review to allow construction of a 1,351 sq. ft. new one-story single-family residence, plus a 290 sq. ft. attached one-car carport on an existing 5,000 sq. ft. legal parcel. Eight (8) trees to be removed. This item is continued from the November 14, 2013 meeting.

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**MOSS BEACH  
4:00 p.m.**

6. **Owner/Applicant:** Kris and Michael Liang  
**File No.:** PLN 2013-00346  
Location: 200 California Avenue, Moss Beach  
Assessor's Parcel No.: 037-114-150

Consideration of design review to allow major façade changes to an existing 2,286 sq. ft. single-family residence, located on an existing 5,000 sq. ft. legal parcel. The changes include the following: (i) replacement of the existing home's entire exterior vertical siding to horizontal wood siding; (ii) removal of the existing second floor exterior deck, to be replaced with a trellis feature; (iii) replacement of the garage's exterior wood siding to cement plaster; and (iv) replacement of all exterior windows and doors that involve changes in number, sizes and locations. No trees to be removed.

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7. **Adjournment**

Agenda items published in the San Mateo Times on November 30, 2013 and the Half Moon Bay Review on December 4, 2013.