



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, June 8, 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:

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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 \$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. 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 July 13, 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.

REGULAR AGENDA

EL GRANADA
12:00 p.m.

1. **Owner/Applicant:** Erica Adams
File No.: PLN 2017-00002
Location: Columbus Street, El Granada
Assessor's Parcel No.: 047-275-060

Consideration of a Design Review recommendation to allow construction of a new 1,431 sq. ft. 3-story single-family residence, including a 200 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); Non-Conforming Use Permit (Use Permit) due to non-conforming parcel size, setbacks, and parking; and Certificate of Compliance (COC) Type B to legalize the parcel. The project includes the removal of 3 significant trees and involves 70 c.y. of earthwork. The CDP is appealable to the California Coastal Commission. A hearing for the CDP, Use Permit, and COC will take place after June 8, 2017. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The project was scheduled for continued consideration from the March 9, 2017 and May 11, 2017 meetings. Project Planner: Camille Leung.

12:30 p.m.

2. **Owner:** Heather Peters
Applicant: Greg Van Mechelen
File No.: PLN 2017-00053
Location: Avenue Balboa, El Granada
Assessor's Parcel No.: 047-105-100

Consideration of a Design Review recommendation to allow construction of a new, 3-story, 3,312 sq. ft. single-family residence with an attached 2-car garage and an attached 700 sq. ft. 2nd dwelling unit, on a 6,250 sq. ft. legal parcel (Certificate of Compliance recorded on July 6, 2016), as part of a staff-level Off-Street Tandem Parking Exception and Grading Permit for 560 c.y. of excavation. No tree removal is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The 2nd Unit is a ministerial project that does not require review by the CDRC and will be considered at staff-level. A decision for the Parking Exception and Grading Permit will take place after June 8, 2017. The project was scheduled for continued consideration from the May 11, 2017 meeting. Project Planner: Camille Leung.

1:00 p.m.

3. **Owner/Applicant:** Manuel F. Silveira
File No.: PLN 2016-00085
Location: Avenue Alhambra, El Granada
Assessor's Parcel No.: 047-043-240

Consideration of a Design Review Permit to allow construction of a new 3,067 sq. ft. two-story single-family residence (including a 587 sq. ft. attached two-car garage) on a 6,485 sq. ft. legal parcel (Certificate of Compliance recorded on November 12, 2015). The project involves minor grading and no tree removal. The project was scheduled for continued consideration from the December 8, 2016 and January 12, 2017 meetings. Project Planner: Camille Leung

1:30 p.m.

4. **Owner:** Bruce and Susan Harris
Applicant: Edward Love
File No.: PLN 2015-00561
Location: Columbus Street, El Granada
Assessor's Parcel No.: 047-243-010

Consideration of Design Review Permit to allow Major Modification (Modification) to a project recommended for approval by the CDRC on April 19, 2016, to allow construction of a new 2-story 2,199 sq. ft. residence (formerly 2,512 sq. ft.) with an attached 601 sq. ft. garage (formerly 732 sq. ft.) on a 6,170 sq. ft. legal parcel (Certificate of Compliance Type A recorded on April 5, 2016). House and garage sizes have been reduced by 313 sq. ft. and 131 sq. ft., respectively. The design has changed from a 3-story to a 2-story residence with a crawl space, driveway location has changed from Avenue Portola to Columbus Avenue, and grading has been reduced from 310 c.y. to 110 c.y. (85 c.y. of cut and 25 c.y. of fill). The project no longer requires a grading permit. The project includes 6 significant trees (formerly 3 significant trees) to be removed. Project Planner: Camille Leung.

2:00 p.m.

5. **Owner:** Harmony Land Devel LLC
Applicant: Eric Keng
File No.: PLN2016-00141
Location: 640 Coronado Street, El Granada
Assessor's Parcel No.: 047-281-160

Consideration of a design review recommendation to allow construction of a new, two-story, 2,761 (formerly 2,718 sq. ft.) single-family residence, including a 416 sq. ft. attached garage on an undeveloped, 6,705 sq. ft. legal parcel (Parcel legality status via a Lot Line Adjustment/Merger PLN2001-00287), as a part of a Staff-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision for the CDP will take place after June 8, 2017, which is not appealable to the California Coastal Commission. The project no longer requires a Variance. No trees would be removed and only minor grading (152 c.y.) is proposed. The project was scheduled for continued consideration from the February 9, 2017 meeting. Project Planner: Camille Leung.

Moss Beach
3:00 p.m.

6. **Owner/Applicant:** Minoa & Massoud Vossugh
File No.: PLN2015-00573
Location: Nevada Avenue at Ellendale Street, Moss Beach
Assessor's Parcel No.: 037-135-170

Consideration of a design review recommendation to allow construction of a new two-story, 2,509 sq. ft. residence with an attached 579 sq. ft. 3-car garage on a 5,000 sq. ft. legal parcel (Certificate of Compliance Type B recorded on May 27, 2015) as a part of a staff-level Coastal Development Permit. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision on the CDP will take place after June 8, 2017. The CDP is not appealable to the California Coastal Commission. The project would not remove any trees and involves only minor grading. Project Planner: Camille Leung.

4:00 p.m.

7. **Owner/ Applicant:** Lin Chuwen
File No.: PLN2016-00429
Location: Marine Blvd., Moss Beach
Assessor's Parcel No.: 037-186-210

Consideration of design review recommendation to allow construction of a new 1,339 sq. ft. two-story single-family residence, plus a 485 sq. ft. attached two-car garage, on an existing 3,800 sq. ft., non-conforming legal parcel (Certificate

of Compliance recorded on June 24, 2015), 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 staff-level CDP permit decision will take place after June 8, 2017. The project was scheduled for continued consideration from the February 9, 2017 meeting. No trees are proposed for removal. The CDP is not appealable to the California Coastal Commission. Project Planner: Dennis Aguirre.

8. Adjournment

Published in the San Mateo Times on May 27, 2017 and the Half Moon Bay Review on May 31, 2017.