



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, March 12, 2020
11:30 a.m.

Granada Community Services District Office Meeting Room
504 Avenue Alhambra, Third Floor, El Granada

Special
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 STAFF:

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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 April 9, 2020.

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.

Story Poles Discussion –

- a. Discussion about current story pole policy
- b. Discussion about procedures and any desired future changes
 - 1) Requirement for story poles
 - 2) Cost of story poles
 - 3) Certification and Options, based on research of story pole programs of other municipalities

REGULAR AGENDA**MOSS BEACH**

12:30 p.m.

1. **Owners/Applicants:** Helen Sattelmayer
File No.: PLN2019-00326
Location: Madrone Avenue, Moss Beach
Assessor's Parcel No.: 037-277-160

Consideration of a Design Review recommendation to allow the construction of a 2,121 sq. ft. two-story single-family residence with attached two-car garage on a legal, non-conforming 5,000 sq. ft. parcel (PLN2014-00067), where 20,000 sf is the minimum parcel size in the S-105, associated with a hearing-level Coastal Development Permit. The project involves minor grading and no trees are proposed for removal. The project is appealable to the California Coastal Commission. Application Deemed Complete on: February 7, 2020. Project Planner: Kelsey Lang.

MONTARA

1:30 p.m.

2. **Owners:** Crossbridge Third LLC
Applicant: Tim Pond
File No.: PLN2019-00471
Location: 285 3rd St, Montara
Assessor's Parcel No.: 036-014-190

Consideration of a Design Review Permit to allow construction of a 1,078 sq. ft. two-story addition to an existing 1,252 sq. ft. two-story single family residence on a 10,012 sq. ft. parcel. The project is associated with a pending minor subdivision application (PLN2018-00043), which is not subject to the CDRC's review, to split the parcel in half, creating two 5,006 sq. ft. parcels. The project would be compliant with the applicable regulations whether the parcel remains as currently configured or is subdivided as proposed in the subdivision application. No significant tree removal and only minor grading is proposed. The project was scheduled for continued consideration from the February 13, 2020 meeting. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: January 27, 2020. Project Planner: Ruemel Panglao

EL GRANADA

2:00 p.m.

3. **Owners:** Kevin Peng
Applicant: James Chow Trotter
File No.: PLN2019-00382
Location: Valencia Avenue, El Granada
Assessor's Parcel No.: 047-095-070

Consideration of a Design Review Permit to allow the construction of a new two-story 2,450 sq. ft. single-family residence with an attached 417 sq. ft. two-car garage and an attached 600 sq. ft. second unit on a 5,500 sq. ft. legal parcel (legality confirmed via PLN2017-00234). The project involves minimal grading and no tree removal. This project is not appealable to the California Coastal Commission. The second dwelling unit is a ministerial project that does not require review by the CDRC. Application Deemed Complete on: October 10, 2019. Project Planner:

Laura Richstone

3:00 p.m.

4. **Owners:** Fred Strathdee
Applicant: Thomas Mccaffrey
File No.: PLN2019-00100
Location: 350 San Pedro, El Granada
Assessor's Parcel No.: 047-175-030

Consideration of a Design Review Permit for major remodel and 3,000 sq. ft. addition to a 2,201 sq. ft. single-family residence. The project involves a request to increase the height of the residence to 30 feet as the CDRC may increase the maximum height up to 33 feet for parcels with an average slope of 30% or greater from the standard 28 feet maximum height. No tree removal and only minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the CDRC. Application Deemed Complete on: November 21, 2019. Project Planner: Kanoa Kelley

4:00 p.m.

5. **Owners/Applicants:** Robert and Bertina Moules
File No.: PLN2019-00368
Location: Avenue Portola and The Alameda, El Granada
Assessor's Parcel No.: 047-208-100

Consideration of a Design Review recommendation for construction of a 2,864 sq. ft., duplex and two attached single-car garages, on an undeveloped 3,290 sq. ft. legal (PLN2019-00266), non-conforming parcel, associated with a hearing-level Coastal Development Permit and Use Permit. Due to its size, development of the substandard sized parcel requires a Use Permit. Project is not appealable to the California Coastal Commission. Application Deemed Complete on: November 4, 2019. Project Planner: Renée Ananda

6. **Adjournment**

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