

Notice of Public Hearing

**EMERALD LAKE HILLS DESIGN REVIEW OFFICER
AGENDA**

April 2, 2025

2:00 PM

**Room 101, First Floor
455 County Center, Redwood City**

Note
Special Meeting
date and time

Emerald Lake Hills Design Review Officer (ELH DRO) meetings are in-person meetings that 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.

Public Participation

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.

AGENDA

1. **ORAL COMMUNICATIONS** to allow the public to address the Design Review Officer on any matter not on the agenda. If your subject is not on the agenda, the Design Review Officer will recognize you at this time. ***Speakers are customarily limited to five minutes.*** A speaker's slip is required.

REGULAR AGENDA

2:00 pm

2. **Owner:** Player & Pramakhatae Trust
Applicant: Jessica Sin
File No.: PLN2024-00243
Location: 416 Lakeview Way
Assessor's Parcel No.: 057-131-060

Consideration a Bayside Design Review (DR) recommendation to allow the construction of an

additional 443 sq. ft. and exterior remodel to an existing 2,048 sq. ft. single-family residence with an attached 341 sq. ft. garage (to be replaced), on a non-conforming 6,158 sq. ft. parcel. The project involves demolition of existing garage, construction of a new 491 sq. ft. garage with 491 sq. ft. roof deck, 352 sq. ft. addition to the second floor, no tree removal, and minor grading. The project requires a Non-Conforming Use Permit (NCUP) to allow lot coverage of 35.8% where 25% is the maximum allowed. The DRO will not render a decision but will make a recommendation regarding the project's compliance with Design Review standards. A decision on the NCUP and DR Permit will be made by the Planning Commission after April 2, 2025. Project Planner: Erica Adams (eadams@smcgov.org). Deemed complete: March 5, 2025.

3. **Owner:**
Applicant:
File No.:
Location:
Assessor's Parcel No.:
- Bayshore Investment Group
Sarrah Reshamwala
PLN2025-00047
40 W. Summit Way
057-093-290

Consideration a Bayside Design Review (DR) recommendation to allow the construction of a 563 sq. ft. addition and a new 365 sq. ft. deck to an existing, 2,030 sq. ft., single-family residence on an 18,900 with an attached 200 sq. ft. garage. The project involves a rear addition, modified front entry, no tree removal and minor grading. The project requires an Off-Street Parking Exception (OSPEX) to allow one covered parking space where two are required. The DRO will not render a decision, but will make a recommendation regarding the project's compliance with the Design Review standards. A decision on the OSPEX and DR Permit will be made after April 2, 2025. Project Planner: Erica Adams (eadams@smcgov.org). Deemed complete: March 11, 2025.

4. **Owner:**
Applicant:
File No.:
Location:
Assessor's Parcel No.:
- Preeti Tikekar
Kartik Patel
PLN2024-00143
2835 Brewster Avenue
058-253-290

Consideration of Bayside Design Review (DR) recommendation to allow a 582 sq. ft. first-floor addition and new 261 sq. ft. one car garage (to replace a 2-car garage) to an existing, non-conforming, 3,248 sq. ft. single-family residence on a non-conforming 8,391 sq. ft. parcel. The project requires a Non-Conforming Use Permit (NCUP) to allow lot coverage of 32.7% where 25% is allowed, 39.9% floor area where 30% is allowed, and one covered parking space where two are required. The DRO will not render a decision but will make a recommendation regarding the project's compliance with Design Review standards. A decision on the NCUP and DR Permit will be made by the Planning Commission after April 2, 2025. Project Planner: Sonal Aggarwal (saggarwal@smcgov.org), Deemed Complete March 21, 2025.

5. ADJOURNMENT

Correspondence to the Bayside Design Review Officer

Erica Adams, Planner
Phone: 650/363-1828
Email: eadams@smcgov.org

Planning Counter
455 County Center, 2nd Floor, Redwood City
Phone: 650/363-1825
Website: <https://www.smcgov.org/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 Officer, staff and interested parties.

Decisions & Appeals Process

The Design Review Officer 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) working 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 \$1,962 which covers additional public noticing.

Agendas

To view the agenda and maps for all items on this agenda, please visit our website at. To subscribe to the Emerald Lake Hills Design Reviewagenda mailing list, please send a blank email to:
sanmateocounty@service.govdelivery.com.

Copies of the plans to be considered by the Emerald Lake Hills Design Review Officer are on file in the PlanningDepartment 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 Emerald Lake Hills Design Review Meeting, will be on **May 6, 2025**.

Agenda published in the San Mateo County Times on Saturday, March 22, 2025