Planning & Building Department
Coastside Design Review Committee

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

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

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

Thursday, November 12, 2026
1:30 p.m.
https://smcgov.zoom.us/j/85725924265

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Coastside Design Review Committee (CDRC) will be held in the Granada Community Services District Office Meeting Room, 504 Avenue Alhambra, third floor, El Granada. Members of the public will be able to participate in the meeting, either in-person or remotely. Please refer to the instructions at the end of the agenda.

Public Participation:
The CDRC meeting may be accessed through Zoom online at https://smcgov.zoom.us/j/85725924265. The webinar ID is: 857 2592 4265. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the webinar ID and then press #. Members of the public can also attend this meeting in person at the Granada Community Services District Office Meeting Room, 504 Avenue Alhambra, third floor, El Granada.

*Written public comments may be emailed to ltopete@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Each spoken public comment shall be limited to 3 minutes.

*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in-person will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests:
Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact the Coastside Design Review Officer as early as possible, but no later than 10:00 a.m. on the day before the meeting, at ltopete@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

AGENDA
1:30 p.m.

ROLL CALL

CHAIRPERSON'S REPORT

PUBLIC COMMENT
This item is reserved for persons wishing to address the 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 three minutes****.*

EL GRANADA
1:45 p.m.

1. Applicant: **Edward C. Love**
Owner: **Anton and Susan Zoughbie**
File No.: **PLN2026-00023**
Location: Columbus Street, El Granada
Assessor's Parcel No.: 047-222-430

Consideration of a Design Review (DR) permit to allow the construction of a new 2,681 sq. ft., three-story single-family residence with an attached two-car garage and a Junior Accessory Dwelling Unit (JADU) on a 5,061 sq. ft. legal parcel (Recorded Certificate of Compliance, PLN2022-00263). The project involves minor grading and no tree removal. The JADU is a ministerial project that does not require review by the CDRC. The project is not appealable to the California Coastal Commission. Application Deemed Complete: October 14, 2026. Project Planner: Luis Topete (ltopete@smcgov.org).

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2. ADJOURNMENT

ADDITIONAL INFORMATION

Correspondence to CDRC Staff

Luis Topete, Design Review Officer
Phone: 650/383-4683
Email: ltopete@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
Email: cleung@smcgov.org

Materials Presented for the Hearing
Applicants and members of the public are encouraged to submit materials to staff via email, but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. An electronic copy of a photograph must be submitted.

Public Records
Public records that relate to any item on the open session agenda for a regular Coastside Design Review Committee (CDRC) meeting are available for public inspection. Those records that are distributed less than 72

hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the CDRC.

Decisions & 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.). Decisions made by the Coastside Design Review Committee are appealable to the Planning Commission when an appeal is provided by law or regulation. Appeals must be filed no later than ten (10) working days following the date the Letter of Decision is issued. Appeals can be sent via email to [ltopete@smcgov.org] or to the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. The full amount of the appeal fee must be presented to the County within the time provided for an appeal to be timely. **Matters on the agenda for which the Coastside Design Review Committee will make a decision (not a recommendation) are anticipated to result in a Letter of Decision dated the Monday after the hearing date with a corresponding appeal period starting from the decision letter date**. Interested parties should request a copy of the Letter of Decision to ensure timeliness of their appeal. You may submit your request to [ltopete@smcgov.org].

Agendas & Meeting Materials
To view the agenda, plans, and supporting documents for all items on this agenda, please visit our website at: https://www.smcgov.org/planning/coastside-design-review-committee and find the webpage for the meeting date. To subscribe to the CDRC agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com. To request hard copies of the meeting materials, including plans, please contact the Design Review Officer.

Zoom
For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comments on Zoom.

Next Meeting
The next CDRC meeting will be on **December 10, 2026.**

***INSTRUCTION FOR PUBLIC COMMENTS DURING MEETINGS**

Spoken Comments
If you wish to speak to the CDRC, please fill out a speaker's slip. If you have anything that you wish distributed to the CDRC and included in the official record, please provide it to the Coastside Design Review Officer who will distribute the information to the CDRC members and staff.

Remote Public Participation Option
1. When the Committee calls for the item on which you wish to speak, click on "raise hand" or *9 if calling in by phone. The Design Review Officer will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
2. When called, please limit your remarks to the time limit allotted.

Written Comments
Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:
1. Your written comment should be emailed to the Coastside Design Review Officer at ltopete@smcgov.org.
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.

4. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the CDRC and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the day before the meeting, the Coastside Design Review Officer will make every effort to either (i) provide such emailed comments to the CDRC and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

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