



## Planning & Building Department Coastside Design Review Committee

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County Office Building  
455 County Center  
Redwood City, California 94063  
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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, June 12, 2014  
1:00 p.m.  
Half Moon Bay Yacht Club  
214 Princeton Avenue, Princeton

Special  
Venue

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:**

Dennis P. Aguirre, Planner  
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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.planning.smcgov.org/design-review](http://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](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 July 10, 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****1:00 p.m.**

1. **Roll Call**
2. **Introduction of new Coastside Design Review Committee members**
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.

**REGULAR AGENDA****EL GRANADA****1:30 p.m.**

4. **Owner:** Cypress Group Development, LLC  
**Applicant:** Tim Henderson  
**File No.:** PLN 2014-00126  
**Location:** Coronado Street and Avenue Portola, El Granada  
**Assessor's Parcel No.:** 047-206-230

Consideration of design review recommendation to allow construction of a 24,321 sq. ft., new 3-story, 12-unit residential apartment building on an existing 16,909 sq. ft. legal parcel, as part of a Coastal Development Permit and Grading Permit. 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 Coastal Development Permit and Grading Permit decisions will take place at a later date. Twenty-four (24) significant trees to be removed. The project is not appealable to the California Coastal Commission.

**EL GRANADA**  
**4:30 p.m.**

5. **Owner/Applicant:** TDR PROPERTIES  
**File No.:** PLN 2014-00122  
Location: Sonora Avenue, El Granada  
Assessor's Parcel No.: 047-062-170

Consideration of design review recommendation to allow construction of a 1,073 sq. ft., new single-family residence, plus a 198 sq. ft. attached 1-car garage on an existing 3,385 sq. ft. non-conforming legal parcel (where 5,000 sq. ft. is the required minimum) as part of a Non-Conforming Use Permit and Coastal Development Permit. The Non-Conforming Use Permit is required, pursuant to Section 6133.3b, to allow the development of an unimproved non-conforming parcel that is less than 3,500 sq. ft. in size. 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 Non-Conforming Use Permit and Coastal Development Permit decisions will take place at a later date. No trees to be removed. The project is not appealable to the California Coastal Commission.

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**MONTARA**  
**5:30 p.m.**

6. **Owner/Applicant:** Sandra Harrison  
**File No.:** PLN 2014-00096  
Location: 1230 Main Street, Montara  
Assessor's Parcel No.: 036-047-020

Consideration of design review recommendation to allow construction of a 1,215 sq. ft., new single-family residence, plus a 260 sq. ft. attached 1-car garage on an existing 3,658 sq. ft. non-conforming legal parcel (where 5,000 sq. ft. is the required minimum) as part of a Non-Conforming Use Permit for 25-ft. wide lots, and Coastal Development Permit. The Non-Conforming Use Permit is required pursuant to Section 6133.3b, to allow a combined setback of 8 ft., where the minimum required is 10 ft., and to allow a single covered parking space, where two spaces are required. 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 Non-Conforming Use Permit and Coastal Development Permit decisions will take place at a later date. No trees to be removed. The project is not appealable to the California Coastal Commission.

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7. **Adjournment**

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