



## Planning & Building Department Coastside Design Review Committee

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

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 10, 2014  
1:00 p.m.

Half Moon Bay Yacht Club  
214 Princeton Avenue, Princeton



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  
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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 August 14, 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. **Discussion on adjusting the Coastside Design Review Committee meeting to a later time.**
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****PRINCETON**

**1:30 p.m.**

4. **Owner/Applicant:** **Big Wave Group/Big Wave Group, LLC**  
**File No.:** **PLN 2013-00451**  
**Location:** Airport Street, Princeton  
**Assessor's Parcel Nos.:** 047-311-060 and 047-312-040

Consideration of design review recommendation to allow construction of the Big Wave Wellness Center (4 buildings containing a total of 70,500 sq. ft. and 57 bedrooms for 50 developmentally disabled adults and 20 staff) and Office Park (5 buildings containing a total 189,000 sq. ft. of industrial/office/manufacturing/storage uses) and associated parking uses, proposed on the undeveloped north parcel (APN 047-311-060). An Outdoor Boat Storage Use is proposed on the undeveloped south parcel (APN 047-312-040) containing 26 boat storage spaces, 27 parking spaces associated with the boat storage use, and a 190 sq. ft. restroom building. The Design Review permit is a part of the County's review of other associated permits and actions including: a Use Permit for a modern sanitarium, Outdoor Boat Storage Use, and proposed parking uses to be located within the Airport Overlay (AO) Zoning District; a Major Subdivision of the north parcel into seven (7) lots; a Minor Subdivision of the south parcel into two (2) lots; a Grading Permit to perform 735 cubic yards of cut (for utility trenching) and 21,400 cubic yards of fill (gravel import); a Coastal Development Permit, appealable to the California Coastal Commission; and Development Agreement with the County of San Mateo to allow for phasing of project construction over 15 years.

**4:30 p.m.**

5. **Owner/Applicant:** **Malek Reza/Benjamin McGriff**  
**File No.:** **PLN 2014-00133**  
**Location:** 115 West Point Avenue, Princeton  
**Assessor's Parcel Nos.:** 047-032-160 and 047-032-170

Consideration of design review recommendation to allow construction of a 3,973 sq. ft. 2-story addition that includes a 660 sq. ft. attached 2-car garage, to an existing 1,888 sq. ft. 2-story single-family residence, on an existing 7,000 sq. ft. legal parcel, where 5,000 sq. ft. is the required minimum, as part of a Non-Conforming Use Permit, Coastal Development Permit, and Lot Merger. The Non-Conforming Use Permit is required, pursuant to Section 6134.6, to allow enlargement of a non-conforming residential use in a non-residential (Waterfront) zoning district. The Lot Merger is also required to enlarge the existing project parcel in order to accommodate the proposed expansion. 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, Coastal Development Permit, and Lot Merger decisions will take place at a later date. Two (2) trees are proposed for removal. The project is appealable to the California Coastal Commission.

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

6. **Owner/Applicant:** Burr Dianne Borsini Trust/Jawen Hernandez  
**File No.:** PLN 2014-00151  
Location: Seventh Street, Montara  
Assessor’s Parcel No.: 036-053-110

Consideration of design review recommendation to allow construction of a 796 sq. ft. new 1-story, single-family residence, plus a 404 sq. ft. attached 1-car garage and a 165 sq. ft. rear storage shed, on an existing 3,000 sq. ft. non-conforming parcel, where 5,000 sq. ft. is the required minimum, as part of a Non-Conforming Use Permit, Coastal Development Permit and Certificate of Compliance (Type B). 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, Coastal Development Permit and Certificate of Compliance (Type B) decisions will take place at a later date. No trees are proposed for removal. The project is appealable to the California Coastal Commission.

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7. **Adjournment**

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Agenda items published in the San Mateo Times on June 28, 2014 and the Half Moon Bay Review on July 2, 2014.