



## Planning & Building Department Coastside Design Review Committee

Beverly Garrity  
Annette Merriman  
Christopher Johnson

Stuart Grunow  
Melanie Hohnbaum  
Bruce Chan

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 9, 2018  
1:30 p.m.

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

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 OFFICER:**

Dennis P. Aguirre, Design Review Officer Phone: 650/363-1867 Facsimile: 650/363-4849 Email: <a href="mailto:daguirre@smcgov.org">daguirre@smcgov.org</a>	Camille Leung, Senior Planner Phone: 650/363-1826 Facsimile: 650/363-4849 Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>	Ruemel Panglao, Planner Phone: 650/363-4582 Facsimile: 650/363-4849 Email: <a href="mailto:rpanglao@smcgov.org">rpanglao@smcgov.org</a>
---	--	--

#### **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](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 (CDRC) meeting will be on September 13, 2018.

**AGENDA**

1:30 p.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.

---

**REGULAR AGENDA****MOSS BEACH**

2:00 p.m.

1. **Owner:** Eleftheria Abbott  
**Applicant:** Julian Platis  
**File No.:** PLN 2017-00539  
Location: San Ramon Avenue, Moss Beach  
Assessor's Parcel No.: 037-259-200

Consideration of a design review recommendation to allow construction of a new 1,345 sq. ft. one-story single-family residence, plus a 400 sq. ft. detached 2-car garage, located on a 5,456 sq. ft. parcel, as a part of a hearing-level Coastal Development Permit (CDP) and Certificate of Compliance (COC) Type B to legalize the parcel. No trees are proposed for removal and only minor grading is proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is appealable to the California Coastal Commission. A hearing for the CDP and COC will take place after August 9, 2018. Project Planner: Dennis P. Aguirre

---

**EL GRANADA**

3:00 p.m.

2. **Owner/Applicant:** Jane Hillhouse  
**File No.:** PLN 2018-00060  
Location: 207 Palma Street, El Granada  
Assessor's Parcel No.: 047-126-290

Consideration of a Design Review Permit to allow construction of a new 2-story 2,279 sq. ft. single family residence with a 429 sq. ft. attached 2-car garage and a 730 sq. ft. Second Unit (currently the main house) with a 272 sq. ft. attached 1-car garage on an 8,044 sq. ft. legal parcel (per Merger: PLN2017-00235). 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. The proposed second unit is 30 sq. ft. over the allowed floor area for an attached second unit and will be corrected prior to Building Permit approval. Project Planner: Ruemel Panglao

4:00 p.m.

3. **Owner/Applicant:** Serafino Perrone Trust  
**File No.:** PLN 2018-00122  
Location: Sonora Avenue, El Granada  
Assessor's Parcel No.: 047-094-160

Consideration of Design Review Permit to allow construction of a new 2,046 sq. ft., one-story single-family residence, plus a 432 sq. ft. attached two-car garage, on an existing 5,510 sq. ft. legal parcel (Parcel legality confirmed via recorded Certificate of Compliance PLN2017-00022). No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

---

**4. Adjournment**