



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, October 10, 2019
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 STAFF:

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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. To subscribe to the Coastside Design Review Committee agenda mailing list, please send a blank email to: 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 November 14, 2019.

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

MIRAMAR
2:00 p.m.

1. **Owner/Applicant:** **Arti Mithal**
File No.: **PLN2018-00490**
Location: 208 Magellan Avenue, Miramar
Assessor's Parcel No.: 048-031-200

Consideration of design review recommendation to allow construction of a new 2,109 sq. ft., 3-story single-family residence, plus a 250 sq. ft. 1-car attached garage, located on an existing 4,400 sq. ft. legal non-conforming parcel (legality confirmed via PLN2017-00040), as part of a hearing-level Coastal Development Permit (CDP) and a Non-Conforming Use Permit (UP). The UP is required to allow a 1 covered parking space on-site where 2 spaces are required, a 5 ft. left side setback, where 10 ft. is the minimum and development on the non-conforming parcel, where 10,000 sq. ft. is required by the S-94 Zoning District. The project does not involve tree removal and only minor grading. The project was scheduled for continued consideration from the August 8, 2019 meeting. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing before the Planning Commission on the CDP and UP will take place after October 10, 2019. The project is not appealable to the California Coastal Commission. Project Planner: Camille Leung.

3:00 p.m.

2. **Owners:** **Paul and Ruth Huard**
Applicant: **Mackenzie Ott**
File No.: **PLN2018-00154**
Location: Magellan Avenue, Miramar
Assessor's Parcel No.: 048-013-920

Consideration of a Design Review recommendation to allow construction of a new 2-story, 4,350 sq. ft. residence, plus a 484 sq. ft. garage, and a 521 sq. ft. second unit located on a legal 12,424 sq. ft. parcel (legality confirmed via Certificate of Compliance: PLN2010-00154) associated with a hearing-level Coastal Development Permit. The CDP is appealable to the California Coastal Commission. Two significant trees are proposed for removal. One of the two trees (Monterey Cypress) proposed for removal is jointly owned with the County of San Mateo. Only minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the CDRC. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A decision on the Initial Study/Mitigated Negative Declaration and Coastal Development Permit will take place after October 10, 2019. Project Planner: Ruemel Panglao.

EL GRANADA
4:00 p.m.

3. **Owners:** Nick Zmay
Applicant: Chu Design Associates, Inc.
File No.: PLN2018-00343
Location: Del Monte Road, El Granada
Assessor's Parcel No.: 047-181-080

Consideration of a Design Review recommendation to allow construction of a new 3,325 sq. ft., two-story single-family residence on an existing 6,526 sq. ft. vacant legal parcel (COC recorded: PLN2014-00062), as part of a hearing level Grading Permit. The project includes the removal of six significant trees and 1,364 cu. yds. of excavation. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. A public hearing before the Planning Commission for the Grading permit will take place after October 10, 2019. Project Planner: Bryan Albini.

4. Adjournment

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