



Planning & Building Department Emerald Lake Hills Design Review Officer

Erica Adams

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

Notice of Public Hearing

EMERALD LAKE HILLS DESIGN REVIEW OFFICER AGENDA

Tuesday, May 5, 2015

2:00 p.m.

Room 201, Second Floor
455 County Center, Redwood City

Emerald Lake Hills Design Review Officer 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 EMERALD LAKE HILLS REVIEW OFFICER:

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Planning Counter

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Website: 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 Emerald Lake Hills Design Review Officer 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.co.sanmateo.ca.us/planning. To subscribe to the Emerald Lake Hills Design Review Officer agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com.

Copies of the plans to be considered by the Emerald Lake Hills Design Review Officer 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 Emerald Lake Hills Design Review Officer meeting will be on June 3, 2015.

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.

REGULAR AGENDA

2:00 p.m.

1. **Owner:** William Szetu
Applicant: Ray Viotti
File No.: PLN 2015-00035
 Location: 2041 Cordilleras Road, Redwood City
 Assessor's Parcel Nos.: 057-031-180 and 057-031-630

Consideration of design review recommendation to allow construction of a new 4,009 sq. ft. single-family residence (3,339 sq. ft. with an attached 670 sq. ft. garage) on a legal 19,554 sq. ft. parcel. Ten significant trees are proposed to be removed. The project also requires a staff-level grading permit for 450 cubic yards. A decision on the grading permit will occur after May 5, 2015. This project was continued from the April 7, 2015 hearing.

2. **Owner:** Grant Jacobson
Applicant: Antoine Meo
File No.: PLN 2015-00057
 Location: 1911 Cordilleras Road, Redwood City
 Assessor's Parcel No.: 057-051-080

Consideration of design review recommendation to allow construction of a major 1,248 sq. ft. addition to an existing 1,976 sq. ft. single-family residence with a detached garage on a legal, non-conforming 10,312 sq. ft. parcel. No significant trees are proposed to be removed. The project also requires a non-conforming Use Permit to allow floor area ratio of 32.5% where 30% is the maximum allowed and 27.3% lot coverage where 25% is the maximum allowed. Application submitted February 9, 2015.

3. **Owner/Applicant:** John Mahoney
File No.: PLN 2015-00089
 Location: 1043 Wilmington Way, Redwood City
 Assessor's Parcel Nos.: 068-221-040, -050 and -060

Consideration of a design review permit to allow construction of a 2,306 sq. ft., major addition to an existing 1,578 sq. ft. single-family residence on an 18,455 sq. ft. legal parcel. The addition includes a new 658 sq. ft. garage, new 487 sq. ft. second story, driveway relocation, pool, spa, and 240 cubic yards of grading. No trees are to be removed. Application submitted March 9, 2015.

4 **Adjournment**

Agenda items published in the San Mateo Times on April 25, 2015.