



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

***REVISED - COASTSIDE DESIGN REVIEW COMMITTEE AGENDA**

**Thursday, September 13, 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: daguirre@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
Facsimile: 650/363-4849
Email: cleung@smcgov.org

Ruemel Panglao, Planner
Phone: 650/363-4582
Facsimile: 650/363-4849
Email: rpanglao@smcgov.org

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 October 11, 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**MONTARA**

1:45 p.m.

1. **Owner/Applicant:** Ned Brasher
File No.: PLN2017-00017
Location: Bay View Road, Montara
Assessor's Parcel No.: 036-243-110

Consideration of a Design Review recommendation to allow construction of a new 2-story, 3,476 sq. ft. residence (formerly 3,442 sq. ft.), plus a 667 sq. ft. garage (formerly 672 sq. ft), located on a legal 1.77-acre parcel (legality confirmed via Merger, PLN2004-00514) associated with a hearing-level Coastal Development Permit, Resource Management Permit, and Grading Permit. The construction of the residence involves 1,100 cubic yards of cut and 1,100 cubic yards of fill and the removal of 11 significant trees. This project also includes road and utility improvements that are necessary for the subject parcel and the development of 3 other legal parcels (APNs 036-243-010, 036-243-130, and 036-243-120) on Bay View Road under common ownership, which involves an additional 370 cubic yards of cut and 170 cubic yards of fill, and the removal of 11 additional significant trees. 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 Mitigated Negative Declaration, Coastal Development Permit, Resource Management Permit, and Grading Permit will take place after September 13, 2018. The associated CDP is appealable to the California Coastal Commission. The project was scheduled for continued consideration from the March 8, 2018 meeting. Project Planner: Ruemel Panglao.

EL GRANADA

2:45 p.m.

2. **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 2,103 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. The project was scheduled for continued consideration from the August 9, 2018 meeting. Project Planner: Dennis P. Aguirre.

3. **Adjournment**
