



Planning & Building Department Coastside Design Review Committee

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**POSTING
ONLY**

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SEP 15 2022

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, September 8, 2022
12:30 p.m.

**** BY VIDEOCONFERENCE ONLY ****

New
Meeting
Time
Virtual
Meeting

On September 16, 2021, the Governor signed AB 361, which amended certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings remotely via telephonically or by other electronic means under specified circumstances. Thus, pursuant to Government Code section 54953(e), the Coastside Design Review Committee meeting will be conducted via remote conferencing.

PUBLIC PARTICIPATION:

Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at bjia@smcgov.org and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments, which is approximately 250-300 words. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. To ensure your comment is received and read to the CDRC for the appropriate agenda item, please submit your email no less than 30 minutes prior to the meeting time. The County cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The September 8, 2022 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/97931782308> The meeting ID is: 979 3178 2308. The September 8, 2022 Coastside Design Review meeting may also be accessed via telephone by dialing (669) 444-9171 (Local). Enter the meeting ID: 979 3178 2308, then press #.
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Glen Jia, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-1803	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: bjia@smcgov.org	Email: cleung@smcgov.org

MATERIALS PRESENTED FOR THE HEARING:

Applicants and members of the public are encouraged to submit materials to staff via email but must do so no less than 30 minutes 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 forwarded to the Design Review Officer. A computer-generated copy of a photograph must be submitted.

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). If the Planning Counter is still closed during the appeal period due to the COVID-19 emergency, please complete the applicable forms and forward them to the project planner. They will coordinate with you regarding the payment of the appeal fee at that time. Appeal application forms are available online. The appeal fee is \$616.35 which covers additional public noticing.

REVIEW OF AGENDAS AND MEETING MATERIALS:

To view the agenda, maps, and plans for all items on this agenda, please visit our website at <https://www.smcgov.org/planning/event/coastside-design-review-hearing-september-8-2022> and find the webpage for the meeting date. To subscribe to the Coastside Design Review Committee agenda mailing list, please send a blank email to: sanmateocounty@service.govdelivery.com. To request hard copies of the meeting materials, including plans, please contact the Design Review Officer and allow 5-7 business days for mail delivery.

NEXT MEETING:

The next Coastside Design Review Committee (CDRC) meeting will be on October 13, 2022.

AGENDA
12:30 p.m.

Roll Call

Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Coastside Design Review Committee would Present Imminent Risks to the Health or Safety of Attendees

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.*

1:00 p.m.

Continue Discussion of CDRC Comments on Design Review Regulations for Design Review Regulation Update

EL GRANADA
2:30 p.m.

1. **Owner:** Christafis and Cynthia Nicola
Applicant: Rebecca Katkin
File No.: PLN2022-00102
Location: 555 San Juan Ave, El Granada
Assessor's Parcel No.: 047-116-020

Consideration of a Design Review recommendation for the renovation of a 3,067 sq. ft., one-story, single-family residence, including removal of a 328 sq. ft. unpermitted addition, raising of a garage slab, raising of the roof, and construction of a new 647 sq. ft. basement, on a legal 5,168 sq. ft. parcel, associated with a staff-level Grading Permit. The project will result in a reduction of 288 sq. ft. in floor area and 400 sq. ft. in lot coverage. The project involves 316 cubic yards of grading (270 cy cut and 46 cy fill) and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the Design Review and Grading Permit after September 8, 2022. The project is not appealable to the California Coastal Commission. Application Deemed Complete: July 14, 2022. Project Planner: Sam Becker (sbecker@smcgov.org)

3:30 p.m.

2. **Owner:** Calvin and Doris Young
Applicant: Mireya Garcia, Lea & Braze Engineering
File No.: PLN2020-00216
Location: Palma Street, El Granada
Assessor's Parcel No.: 047-215-340

Consideration of a Design Review recommendation to allow the construction of a new 2,027 sq. ft., 3-story single-family residence with an attached 726 sq. ft. two-car garage, on an existing 5,311 sq. ft. undeveloped parcel (Certificate of Compliance, PLN2022-00200), associated with a staff-level Grading Permit. The project involves the removal of six (6) trees and 665 cubic yards of grading (645 cy cut and 20 cy fill). The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the Design Review and Grading Permit after September 8, 2022. This project was scheduled for continued consideration from the March 10, 2022 meeting. The project is not appealable to the California Coastal Commission. Application Deemed Complete: July 22, 2022. Project Planner: Glen Jia (bjia@smcgov.org)

MOSS BEACH
4:30 p.m.

3. **Owner:** Erik and Rebecca Taubman

Applicant: Renee Moldovan, Bodas Construction
File No.: PLN2022-00010
Location: 450 Lancaster Blvd, Moss Beach
Assessor's Parcel No.: 037-171-770

Consideration of a Design Review recommendation to allow a Major Modification (Modification) to the construction of a 418 sq. ft. addition to an existing 1,978 sq. ft. single-family residence on a legal 5,488 sq. ft. parcel, recommended for approval by the CDRC on July 14, 2022. The Modification involves a change to the project roof design. The project, which also involves the legalization of an existing 220 sq. ft. pergola, minor grading, and no tree removal, is associated with a hearing-level Coastal Development Permit (CDP). The subject property is located within the Cabrillo Highway Scenic Corridor. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Planning Commission public hearing will take place after September 8, 2022. The project is appealable to the California Coastal Commission. Application Deemed Complete: July 27, 2022. Project Planner: Glen Jia (bjia@smcgov.org)

5. Adjournment

Published in the San Mateo Times on August 27, 2022 and the Half Moon Bay Review on August 31, 2022.