



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA
Granada Community Services District Office Meeting Room
504 Avenue Alhambra, Third Floor, El Granada

Thursday, April 11, 2024

12:30 p.m.

<https://smcgov.zoom.us/j/96918438792>

**Special
Time**

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Coastside Design Review Committee (CDRC) will be held in the Granada Community Services District Office Meeting Room, 504 Avenue Alhambra, third floor, El Granada. Members of the public will be able to participate in the meeting, either in-person or remotely, please refer to the instructions at the end of the agenda.

Public Participation:

The CDRC meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/96918438792>. The webinar ID is: 969 1843 8792. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the webinar ID and then press #. Members of the public can also attend this meeting physically in the Granada Community Services District Office Meeting Room, 504 Avenue Alhambra, third floor, El Granada.

*Written public comments may be emailed to bjia@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Each spoken public comment shall be limited to 3 minutes.

*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in-person will be taken first, followed by speakers on Zoom.

***Please see instructions for written and public comments at the end of this agenda.**

ADA Requests:

Individuals who require 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 meeting, should contact the Coastside Design Review Officer, as early as possible but no later than 10:00 a.m. on the day before the meeting at bjia@smcgov.org. 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.

AGENDA
12:30 p.m.

ROLL CALL

CHAIRPERSON’S REPORT

PUBLIC COMMENT

*This item is reserved for persons wishing to address the 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 three minutes.***

MIRAMAR
1:00 p.m.

- 1. **Owner:** Kelly Beau John Wilson
- Applicant:** Frauke Zajac
- File No.:** PLN2019-00467
- Location:** Lee Avenue, Miramar
- Assessor’s Parcel No.:** 048-093-020

Consideration of a Design Review (DR) permit recommendation for the construction of a new 2-story, 1,965 sq. ft. single-family residence with attached 682 sq. ft. three-car garage on a 9,599 sq. ft. vacant legal parcel (Certificate of Compliance, PLN2016-00354), associated with a staff-level Coastal Development Permit. Minimal grading is proposed, and tree removal includes five cypress trees. Project includes a proposed road extension and a new fire truck turnaround within the Lee Avenue County right-of-way. 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 DR Permit and CDP at a later date. The project is not appealable to the Coastal Commission. Application Deemed Complete: January 17, 2024. Project Planner: Camille Leung (cleung@smcgov.org)

EL GRANADA
1:45 p.m.

- 2. **Owner:** Jaimon Jose
- Applicant:** Elamain Mohammed, Genius Construction LLC
- File No.:** PLN2021-00441
- Location:** Ferdinand, El Granada
- Assessor’s Parcel No.:** 047-222-260

Consideration a Design Review (DR) permit recommendation for the construction of a new 3,996 sq. ft., 2-story, single-family residence with an attached 610 sq. ft. 2-car garage on a 7,996 sq. ft. Legal, undeveloped parcel (Certificate of Compliance, PLN2022-00069), associated with a staff-level Coastal Development Permit (CDP) and Grading Permit (GP). The project involves 410 c.y. of grading 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 DR Permit and CDP at a later date. The project is not appealable to the California Coastal Commission. Application Deemed Complete: March 15, 2024. Project Planner: Sonal Aggarwal (saggarwal@smcgov.org)

2:30 p.m.

3. **Owner/Applicant:** Anthony Taffera
File No.: PLN2023-00220
Location: Avenue Balboa, El Granada
Assessor's Parcel No.: 047-105-100

Consideration of a Design Review (DR) permit recommendation for the construction of a new 2,187 sq. ft., two-story, single-family residence with an attached 398 sq. ft. 2-car garage on a legal 6,250 sq. ft. lot (Certificate of Compliance, PLN2015-00479), associated with a staff-level Grading Permit (GP). The project involves 495 c.y. of grading 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 render a decision on the DR permit and GP at a later date. The project is not appealable to the California Coastal Commission. Application Deemed Complete: March 13, 2024. Project Planner: Samuel Becker (sbecker@smcgov.org)

MONTARA
3:15 p.m.

4. **Owner:** Marina Fastovskaya
Applicant: Gary Kleyner
File No.: PLN2022-00173
Location: George Street, Montara
Assessor's Parcel No.: 036-103-620

Consideration of Design Review Permit to allow the construction of a new two-story, 2,818 sq. ft. single-family residence and detached 400 sq. ft. garage, on a 6,254 sq. ft. legal parcel (Recorded Certificate of Compliance, PLN2014-00360). The project involves only minor grading and no significant tree removal. The project is not appealable to the California Coastal Commission. This project was continued from the CDRC meeting of April 14, 2023. The project is not appealable to the Coastal Commission. In conjunction with the requested DR permit, it is recommended that the CDRC determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303. Application deemed complete: March 11, 2024. Project Planner: Camille Leung (cleung@smcgov.org)

5. **ADJOURNMENT**

ADDITIONAL INFORMATION

Correspondence to CDRC Staff

Glen Jia, Design Review Officer
Phone: 628/258-3159
Email: bjia@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
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. An electronic copy of a photograph must be submitted.

Public Records

Public records that relate to any item on the open session agenda for a regular Coastside Design Review

Committee (CDRC) meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the CDRC.

Decisions & 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). The applicable forms may also be sent 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.

Agendas & 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-april-11-2024> and find the webpage for the meeting date. To subscribe to the CDRC 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.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

Next Meeting

The next CDRC meeting will be on **May 9, 2024**.

***INSTRUCTION FOR PUBLIC COMMENT DURING MEETINGS**

Spoken Comments

If you wish to speak to the CDRC please fill out a speaker's slip. If you have anything that you wish distributed to the CDRC and included in the official record, please hand it to the Coastside Design Review Officer who will distribute the information to the CDRC members and staff.

Remote Public Participation Option

1. When the Committee calls for the item on which you wish to speak, click on "raise hand" or *9 if calling in on a phone. The Design Review Officer will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
2. When called, please limit your remarks to the time limit allotted.

Written Comments:

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to the Coastside Design Review Officer at bjia@smcgov.org
2. Your email 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 or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the CDRC and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the day before the meeting, the Coastside Design Review Officer will make every effort to either (i) provide such emailed comments to the CDRC and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and

posted, or are read during the meeting, they will still be included in the administrative record.

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