



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, March 12, 2015  
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 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:**

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Website: [www.co.sanmateo.ca.us/planning](http://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 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 \$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.planning.smcgov.org/design-review](http://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](mailto: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 April 9, 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.**

**AGENDA**  
**1:30 p.m.**

**Roll Call****Chairperson's Discussion Items**

**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**  
**2:30 p.m.**

1. **Owner/Applicant:** Philomena, LLC  
**File No.:** PLN 2014-00352  
 Location: Magellan Avenue, Miramar  
 Assessor's Parcel No.: 048-013-090

Consideration of Design Review recommendation to allow construction of a 1,709 sq. ft. new three-story, single-family residence, plus a 400 sq. ft. attached two-car garage on an existing 4,396 sq. ft. legal parcel, as part of a hearing level Coastal Development Permit. A decision on the Design Review and Coastal Development Permit will take place at a later date. No trees are proposed for removal. The project is located in the Special Flood Hazard Area (Zone VE) and is appealable to the California Coastal Commission. The project was initially considered at the January 8, 2015 meeting.

**MONTARA**  
**3:30 p.m.**

2. **Owner/Applicant:** Rich Collins  
**File No.:** PLN 2014-00478  
 Location: Sixth Street and Le Conte Avenue, Montara  
 Assessor's Parcel No.: 036-067-130

Consideration of Design Review to allow construction of a 2,170 sq. ft., new two-story, single-family residence, plus a 480 sq. ft. attached two-car garage, on an existing 5,000 sq. ft. legal parcel. No trees are proposed for removal. The project was initially considered at the February 12, 2015 meeting.

**EL GRANADA**  
**4:30 p.m.**

3. **Owner/Applicant:** John Emmerly  
**File No.:** PLN 2014-00470  
 Location: 571 Avenue Cabrillo, El Granada  
 Assessor's Parcel No.: 047-288-080

Consideration of Design Review to allow construction of a 650 sq. ft. second story addition to an existing 2,462 sq. ft. single-family residence, on an existing 6,510 sq. ft. legal parcel. No trees are proposed for removal.

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**MOSS BEACH**  
**5:30 p.m.**

4. **Owner/Applicant:** Paul McGregor  
**File No.:** PLN 2014-00490  
Location: 15th Street, Moss Beach  
Assessor's Parcel No.: 037-015-090

Consideration of Design Review to allow construction of a new 2,527 sq. ft. new two-story, single-family residence, plus a 625 sq. ft. attached two-car garage, on an existing 6,000 sq. ft. parcel. Parcel legalization to be confirmed through a proposed Certificate of Compliance Type A. Five (5) significant cypress trees are proposed for removal.

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5. **Adjournment**

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