



## Planning & Building Department Coastside Design Review Committee

Katie Kostiuk  
Rebecca Katkin  
Christopher Johnson  
John Steadman  
Linda Montalto-Patterson

Beverly Garrity  
Doug Machado  
Mark Stegmaier  
Nancy Steiger

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

### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, June 10, 2021  
12:30 p.m.

\*\*\*\* BY VIDEOCONFERENCE ONLY \*\*\*\*

Virtual  
Meeting

Special  
Time

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

#### **PUBLIC PARTICIPATION:**

##### Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at [rpanglao@smcgov.org](mailto:rpanglao@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 June 10, 2021 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99883736749>. The meeting ID is: 998 8373 6749. The June 10, 2021 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 998 8373 6749, 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:**

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: <a href="mailto:rpanglao@smcgov.org">rpanglao@smcgov.org</a>	Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>

**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 Coastsides 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 [www.planning.smcgov.org/design-review](http://www.planning.smcgov.org/design-review) and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: [sanmateocounty@service.govdelivery.com](mailto: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 Coastsides Design Review Committee (CDRC) meeting will be on July 8, 2021.

**AGENDA**  
12:30 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.***

**REGULAR AGENDA**

**MIRAMAR**

**1:00 p.m.**

1. **Owner:** 515 Hermosa, LLC  
**Applicant:** Devi Khanna  
**File No.:** PLN2021-00047  
 Location: 515 Hermosa Avenue, Miramar  
 Assessor's Parcel No.: 048-063-420

Consideration of a Design Review recommendation to allow construction of a new 3,136 sq. ft., 2-story, single-family residence with an attached 427 sq. ft., 2-car garage on a 9,600 sq. ft. non-conforming parcel (where 10,000 is the minimum parcel size in the S-94 Zoning District), associated with a staff-level Coastal Development Permit. Removal of one significant tree and minor grading is proposed. This CDRC will not render a decision but make a recommendation regarding the project's compliance with the design review standards. Staff will make a decision on the Coastal Development Permit and Design Review Permit after June 10, 2021. The project is not appealable to the California Coastal Commission. Application Deemed Complete: May 11, 2021. Project Planner: Camille Leung ([cleung@smcgov.org](mailto:cleung@smcgov.org)).

**2:00 p.m.**

2. **Owner:** Gennadiy Agranov  
**Applicant:** Paul Minor  
**File No.:** PLN2020-00291  
 Location: 345 Miramar Drive, Miramar  
 Assessor's Parcel No.: 048-054-220

Consideration of a Design Review recommendation to allow construction of a new 2,568 sq. ft., 2-story, single family residence with an attached 595 sq. ft., 2-car garage on a 8,787 sq. ft. legal undeveloped parcel, associated with a hearing-level Coastal Development Permit. Removal of one significant tree and minor grading is proposed. This CDRC will not render a decision but make a recommendation regarding the project's compliance with the design review standards. The Planning Commission will make decision on the Coastal Development Permit at a future hearing (date to be determined). The project is appealable to the California Coastal Commission. Project was originally considered at the February 11, 2021 meeting. Application Deemed Complete on: January 6, 2021. Project Planner: Angela Chavez ([achavez@smcgov.org](mailto:achavez@smcgov.org)).

**MOSS BEACH**

**3:00 p.m.**

3. **Owner:** Suncal Properties & Investments Partnership LLC  
**Applicant:** Raj Sharma  
**File No.:** PLN2020-00043  
 Location: Ocean Boulevard between Precita Avenue and Bernal Avenue, Moss Beach  
 Assessor's Parcel No.: 037-278-090

Consideration of a Design Review recommendation to allow the construction of a new 2,213 sq. ft., single-family residence on a 4,761 square foot legal parcel (legality established via 1983 Merger). This project is associated with a Non-Conforming Use Permit (UP) due to the substandard parcel size and a Coastal Development Permit (CDP). No tree removal and only minor grading has been proposed. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. Project was originally considered at the May 13, 2021 meeting. A decision by the Planning Commission on the UP, Design Review, and CDP will take place after June 10, 2021. The project is appealable to the California Coastal Commission. The project was scheduled for continued consideration from the March 11, 2021 meeting. Application Deemed Complete: February 8, 2021. Project Planner: Kanoa Kelley ([kkelley@smcgov.org](mailto:kkelley@smcgov.org)).

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

4. **Owner:** Jason and Kristeen Ament  
**Applicant:** Rocha and Son Construction  
**File No.:** PLN2020-00148  
Location: 671 Franklin Street, Montara  
Assessor's Parcel No.: 036-122-340

Consideration of a Design Review Permit to allow construction of a 327 sq. ft., 2-story addition to an existing 3,746 sq. ft., two-story, single-family residence on a 9,375 sq. ft. parcel. No significant tree removal and only minor grading is proposed. The project is not appealable to the California Coastal Commission. Application Deemed Complete: May 10, 2021. Project Planner: Ruemel Panglao ([rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)).

---

**4:00 p.m.**

5. **Owner/Applicant:** Clay Collins  
**File No.:** PLN2020-00137  
Location: 9th Street between Farallone Avenue and Main Street, Montara  
Assessor's Parcel No.: 036-055-240

Consideration of a Design Review Permit to allow the construction of a new 1,992 sq. ft., 2-story, single-family residence with attached 396 sq. ft., two-car garage on a 5,500 sq. ft. legal undeveloped lot. The project includes the removal of 2 significant trees and minor grading. Additionally, the unimproved segment of 9<sup>th</sup> Street adjoining the subject property has not been developed as a roadway to the full extent as depicted on the recorded subdivision map. Ordinarily the applicant is required to improve their portion of the right of way that fronts their parcel as a condition of their permit for development. However, the applicant believes that improving this segment of the street will have the effect of inviting more traffic from Highway 1 to use 9th Street as a point of access, whereas the proposed project has adequate access from Farallone Avenue. Therefore the applicant is seeking a waiver of the requirement to improve the portion of 9th Street fronting the subject property. This Design Review meeting will allow members of the public to express their preference either for the improvement of this segment of street for public access (pedestrian or vehicular) or for keeping the street in its present condition. Please note that if it appears that the public consensus is not to require the applicant to improve this portion of 9th street, there may not be a future opportunity to develop the street as a roadway. Please send all written comments regarding this project to the project planner. Application Deemed Complete on: May 3, 2021. Project Planner: Kanoa Kelley ([kkelley@smcgov.org](mailto:kkelley@smcgov.org)).

---

**6. Adjournment**

Published in the San Mateo Times on May 29, 2021 and the Half Moon Bay Review on June 2, 2021.