



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 14, 2016

12:30 p.m.

Granada Community Services District Office Meeting Room  
504 Avenue Alhambra, Third Floor, El Granada

Special  
Meeting Time

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  
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#### **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 August 11, 2016.

**AGENDA**  
**12:30 p.m.**

**Roll Call****Chairperson's Report/Points of Discussion**

**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.

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**REGULAR AGENDA**

**MONTARA**  
**1:00 p.m.**

1. **Owner/Applicant:** Elizabeth S. Festejo Trust  
**File No.:** PLN 2016-00160  
Location: 1060 Date Street, Montara  
Assessor's Parcel No.: 036-151-440

Consideration of a Design Review Permit to allow construction of a new 1,682 sq. ft. two-story single-family residence with an attached 440 sq. ft. garage on an undeveloped, legal 5,000 sq. ft. parcel confirmed via Lot Line Adjustment (LLA93-0011). No trees are proposed for removal.  
Project Planner: Kimberly D. Smith

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**MOSS BEACH**  
**2:00 p.m.**

2. **Owner:** Andrew and Melanie Yee  
**Applicant:** Brian Brinkman  
**File No.:** PLN 2015-00289  
Location: 439 Vermont Avenue, Moss Beach  
Assessor's Parcel No.: 037-133-170

Consideration of Design Review Permit to allow construction of a 1,357 sq. ft. first and second story addition to an existing 1,411 sq. ft. one-story single-family residence, with an existing 576 sq. ft. attached two-car garage, on a 7,800 sq. ft. legal parcel. The project was scheduled for continued consideration from the March 10, 2016 meeting. No trees are proposed for removal.  
Project Planner: Dennis P. Aguirre

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**3:00 p.m.**

3. **Owner/Applicant:** Claudia Lindsey Trust  
**File No.:** PLN 2015-00398  
Location: 239 North Lake Street, Moss Beach  
Assessor's Parcel No.: 037-114-100

Consideration of design review recommendation to allow construction of a 585 sq. ft. second floor addition to an existing 1,733 sq. ft. two-story single-family residence, on an existing 5,400 sq. ft. legal parcel, as part of a staff-level Coastal Development Permit (CDP). The Coastside Design Review Committee will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The staff-level CDP permit decision will take place after July 14, 2016. No trees are proposed for removal.  
Project Planner: Dennis P. Aguirre

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**EL GRANADA**  
4:00 p.m.

4. **Owner:** Sara A. Stenger  
**Applicant:** Tim Finicle  
**File No.:** PLN 2016-00091  
**Location:** Sevilla Avenue, El Granada  
**Assessor's Parcel No.:** 047-071-270

Consideration of a Design Review recommendation to allow construction of a new 2,491 sq. ft. single-family residence with an attached 431 sq. ft. garage on a 5,584 sq. ft. parcel located on Sevilla Avenue. The project includes a Coastal Development Permit (CDP) and a Certificate of Compliance (COC), Type B, to legalize the parcel. No trees are proposed to be removed and only minor grading is necessary. A decision on the Design Review Permit, CDP and COC (Type B) will occur at a public hearing after July 14, 2016. The CDP is appealable to the California Coastal Commission. Project Planner: Kimberly D. Smith

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5. **Adjournment**

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