



**Planning & Building Department
Coastside Design Review Committee**

Bruce Chan
Katie Kostiuik
Christopher Johnson
Cynthia Foti
Patterson

Beverly Garrity
Doug Machado
Mark Stegmaier
Linda Montalto-

County Office
Building
455 County Center
Redwood City,
California
94063

650/363-1825

Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, May 14, 2020

1:30 p.m.

Remote Access: Please visit

<https://planning.smcgov.org/events/coastside-design-review-hearing-may-14-2020> for the Zoom invitation and instructions

**Remote
Meeting**

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 which was expanded and extended on March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location will not be open to the public for the May 14, 2020 meeting of the Coastside Design Review Committee (CDRC). Instead, members of the public may participate via Zoom at the time of the meeting and/or provide written comments by email to Ruemel Panglao at the email address provided below prior to the meeting. Emailed comments 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. 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 will make every effort to read emails received after that time, but cannot guarantee such emails will read into the record. Any emails received less than 30 minutes prior to the meeting time which are not read into the record will be provided to the CDRC after the meeting.

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 following the instructions posted at <https://planning.smcgov.org/events/coastside-design-review-hearing-may-14-2020>. Time limits may be set by the Design Review Officer as necessary in order to accommodate all speakers. Audio and video recordings of previous Design Review meetings are available to the public upon request for a fee.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Ruemel Panglao, Design Review Officer
Phone: 650/363-4582
Facsimile: 650/363-4849
Email: rpanglao@smcgov.org

Camille Leung, Senior Planner
Phone: 650/363-1826
Facsimile: 650/363-4849
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 and at the Planning Counter. 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 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 June 11, 2020.

AGENDA
1:30 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.**

Story Poles Discussion –

- a. Discussion about current story pole policy
- b. Discussion about procedures and any desired future changes
 - 1) Requirement for story poles
 - 2) Cost of story poles
 - 3) Certification and Options, based on research of story pole programs of other municipalities

REGULAR AGENDA

MOSS BEACH
2:30 p.m.

- 1. **Owner/Applicant:** Helen Sattelmayer
File No.: PLN2019-00326
Location: Madrone Avenue, Moss Beach
Assessor’s Parcel No.: 037-277-160

Consideration of a Design Review recommendation to allow the construction of a 2,121 sq. ft. two-story single family residence with attached two-car garage on a legal, non-conforming 5,000 sq. ft. legal parcel (PLN2014-00067), where 20,000 sq. ft. is the minimum parcel size in the S-105 Zoning District, associated with a hearing-level Coastal Development Permit. The project involves minor grading and no trees are proposed for removal. The project is appealable to the California Coastal Commission. Application Deemed Complete on: February 7, 2020. Project Planner: Kelsey Lang (klang@smcgov.org).

EL GRANADA
3:30 p.m.

- 2. **Owner/Applicants:** Robert and Bertina Moules
File No.: PLN2019-00368
Location: Avenue Portola and The Alameda, El Granada
Assessor’s Parcel No.: 047-208-100

Consideration of a Design Review recommendation for construction of a 2,908 sq. ft. (formerly 2,912 sq. ft.) duplex and two attached single-car garages, on an undeveloped 3,290 sq. ft. legal (PLN2019-00266), non-conforming parcel, associated with a hearing-level Coastal Development Permit and Use Permit. The project is not appealable to the California Coastal Commission. The project was scheduled for continued consideration from the March 12, 2020 meeting. Application Deemed Complete on: November 4, 2019. Project Planner: Renée Ananda (rananda@smcgov.org).

Published in the San Mateo Times on May 2, 2020 and the Half Moon Bay Review on May 6, 2020.