



## Planning & Building Department Coastside Design Review Committee

Dianne Whitaker  
Stuart Grunow  
Thomas Daly  
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County Office Building  
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Redwood City, California  
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### Notice of Public Hearing

#### \* REVISED COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, March 9, 2017  
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 (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 \$616.35 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 13, 2017.

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

**Roll Call**

**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.

**Service Recognition Ceremony for Dianne Whitaker**

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**REGULAR AGENDA**

**EL GRANADA**  
**2:30 p.m.**

1. **Owner/Applicant:** Erica Adams  
**File No.:** PLN 2017-00002  
**Location:** Columbus Street, El Granada \*  
**Assessor's Parcel No.:** 047-275-060

Consideration of a design review recommendation to allow construction of a new 1,432 sq. ft. 3-story single-family residence, including a 210 sq. ft. attached 1-car garage, located on a 2,984 sq. ft. parcel, as a part of a Coastal Development Permit (CDP); Non-Conforming Use Permit due to non-conforming parcel size, setbacks, and parking; and Certificate of Compliance (COC) Type B to legalize the parcel. The project includes the removal of 3 significant trees and involves minor earthwork. The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is appealable to the California Coastal Commission. A hearing for the CDP, Use Permit, and COC will take place after March 9, 2017. Project Planner: Camille Leung.

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**3:30 p.m.**

2. **Owner/Applicant:** Kayleen Michele Pashel  
**File No.:** PLN 2017-00055  
**Location:** Avenue Portola, El Granada  
**Assessor's Parcel No.:** 047-144-370

Consideration of a design review recommendation to allow construction of a new 2,268 sq. ft. 3-story single-family residence, plus a 668 sq. ft. attached garage, located on a 7,335 sq. ft. parcel, as a part of a Grading Permit and Coastal Permit Exemption (CDX). The project includes removal of 9 significant trees and involves 2,045 cu/yds of excavation and 70 cu/yds of fill. A hearing on the Grading Permit will take place at a later date. Project Planner: Camille Leung.

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**4:30 p.m.**

3. **Owner:** Eugene and Lisa Marsh  
**Applicant:** Greg Rocha  
**File No.:** PLN 2016-00467  
**Location:** 147 Sonora Avenue, El Granada  
**Assessor's Parcel No.:** 048-013-600

Consideration of a Design Review Permit to allow construction of a 984 sq. ft. second story addition to an existing 1,224 sq. ft. single story single-family dwelling located on a 6,250 sq. ft. developed legal parcel. The project has proposed no tree removal and no grading. Project Planner: Ruemel Panglao.

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5:30 p.m.

4. **Owner/Applicant:** John David Claussen  
**File No.:** PLN 2016-00283  
Location: 910 Malaga Street, El Granada  
Assessor's Parcel No.: 047-292-020

Consideration of a Design Review Permit to allow construction of a new 480 sq. ft. 2-story addition to an existing 1,537 sq. ft. two-story single-family dwelling located on an existing 9,691 sq. ft. developed legal parcel. The addition includes a first floor living room, an exterior deck, an entry porch, and a second floor sun room with exterior balconies. The existing first and second floor exterior decks will be demolished. No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

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**MIRAMAR**  
6:30 p.m.

5. **Owner/Applicant:** Serhiy Kybych  
**File No.:** PLN2016-00280  
Location: Magellan Avenue, Miramar  
Assessor's Parcel No.: 048-013-600

Request by the applicant to the CDRC for Re-Consideration of its design review recommendation (specifically condition(s) limiting plate heights for the garage and 2nd Floor levels) made on February 9, 2017, to allow construction of a three-story, 3,739 sq. ft. single-family residence, including a 400 sq. ft. attached garage on an undeveloped, 7,792 sq. ft. legal parcel (Parcel legality confirmed via Certificate of Compliance PLN 2013-00229). No trees would be removed and only minor grading is proposed. This is part of a Staff-level Coastal Development Permit (CDP). The CDRC will not render a decision, but will make a recommendation regarding the project's compliance with design review standards. The CDP is not appealable to the California Coastal Commission. A decision for the CDP will take place after March 9, 2017. Project Planner: Camille Leung.

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## 6. Adjournment

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