



## Planning & Building Department Coastside Design Review Committee

Beverly Garrity                      Stuart Grunow  
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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday January 10, 2019  
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	Camille Leung, Senior Planner	Ruemel Panglao, Planner
Phone: 650/363-1867	Phone: 650/363-1826	Phone: 650/363-4582
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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 February 14, 2019.

**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.*** A speaker's slip is required.

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**REGULAR AGENDA**

**EL GRANADA**  
**1:45 p.m.**

1. **Owner/Applicant:** Jane Hillhouse  
**File No.:** PLN 2018-00060  
Location: 207 Palma Street, El Granada  
Assessor's Parcel No.: 047-126-250,290

Consideration of a Design Review Permit to allow construction of a new 2-story 2,262 (formerly 2,247 sq. ft.) single family residence with a 429 sq. ft. attached 2-car garage and a 764 sq. ft. Second Unit (currently the main house) with a 300 sq. ft. attached 1-car garage on a 8,044 sq. ft. legal parcel (per Merger: PLN2017-00235). No tree removal and only minor grading is proposed. The second dwelling unit is a ministerial project that does not require review by the CDRC. The project was scheduled for continued consideration from the October 11, 2018 meeting. Project Planner: Ruemel Panglao

**2:15 p.m.**

2. **Owner:** John Kroll  
**Applicant:** Andrea Costanzo  
**File No.:** PLN 2018-00104  
Location: Avenue Alhambra and Vallejo Street, El Granada  
Assessor's Parcel No.: 047-092-260

Consideration of a Design Review Permit to allow construction of a new 2-story 2,612 sq. ft. (formerly 2,825 sq. ft.) single family residence with a 434 sq. ft. attached 2-car garage on a 6,386 sq. ft. undeveloped, legal parcel (per Minor Resubdivision: SMN76-4). No tree removal and only minor grading is proposed. The project was scheduled for continued consideration from the October 11, 2018 meeting. Project Planner: Ruemel Panglao

**3:00 p.m.**

3. **Owner/Applicant:** Denis Parnovskiy  
**File No.:** PLN 2018-00236  
Location: Avenue Del Oro, El Granada  
Assessor's Parcel No.: 047-221-060

Consideration of a Design Review Permit to allow construction of a new 2-story 1,695 sq. ft. single family residence plus a 263 sq. ft. attached 1-car garage and a 232 sq. ft. attached carport on a 5,000 sq. ft. undeveloped, legal parcel (legality confirmed via COC PLN2018-00063). One significant tree is proposed for removal and only minor grading is proposed. Project Planner: Dennis P. Aguirre.

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**MOSS BEACH**  
**4:00 p.m.**

4. **Owner:** Joe Guntren  
**Applicant:** Brian Brinkman  
**File No.:** PLN2018-00290  
Location: Wyvale Avenue, Moss Beach  
Assessor's Parcel No.: 037-094-280

Consideration of a Design Review Permit to allow construction of a new 2-story 3,167 sq. ft. single family residence plus a 464 sq. ft. attached 2-car garage on a 8,701 sq. ft. undeveloped, legal parcel (legality confirmed via Lot Line Adjustment PLN81-5). No trees are proposed for removal. Project Planner: Dennis P. Aguirre.

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5. **Adjournment**

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