



Planning & Building Department Coastside Design Review Committee

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Notice of Public Hearing

COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 13, 2023
12:30 p.m.

Location: Supervisor Mueller's Coastside Office
270 Capistrano Road Unit 6, Half Moon Bay, CA 94109

Special
Meeting Time
& Location

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

ADA REQUESTS:

Individuals who require 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 meeting, should contact the Coastside Design Review Officer, as early as possible but no later than 10:00 a.m. on the day before the meeting at bjia@smcgov.org. 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.

IN-PERSON MEETING OF THE COASTSIDE DESIGN REVIEW COMMITTEE (CDRC)

This meeting of the CDRC will be held in-person at 270 Capistrano Road Unit 6, Half Moon Bay, CA 94109.

PUBLIC PARTICIPATION:

Remote Public Participation Option

1. The July 13, 2023 Coastside Design Review Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/96603963699>. The meeting ID is: 966 0396 3699. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 966 0396 3699 and then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
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 functionalities may be disabled in older browsers including internet explorer.
3. You may 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 Committee calls for the item on which you wish to speak, click on "raise hand" or *9 if calling in on a phone. The Design Review Officer 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.

Written Comments:

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to the Coastside Design Review Officer at bjia@smcgov.org
2. Your email 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 or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the three minutes customarily allowed for verbal comments, which is approximately 250-300 words.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members

of the Coastside Design Review Committee (CDRC) and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Coastside Design Review Officer will make every effort to either (i) provide such emailed comments to the CDRC and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Spoken Comments:

If you wish to speak to the Coastside Design Review Committee (CDRC) please fill out a speaker's slip. If you have anything that you wish distributed to the CDRC and included in the official record, please hand it to the Coastside Design Review Officer who will distribute the information to the CDRC members and staff.

CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:

Glen Jia, Design Review Officer

Phone: 628/258-3159

Email: bjia@smcgov.org

Camille Leung, Senior Planner

Phone: 650/363-1826

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. An electronic copy of a photograph must be submitted.

ADDITIONAL INFORMATION:

Public records that relate to any item on the open session agenda for a regular Coastside Design Review Committee (CDRC) meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the CDRC.

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). The applicable forms may also be sent 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:

<https://www.smcgov.org/planning/event/coastside-design-review-hearing-july-13-2023> 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 August 10, 2023.

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 three minutes.***

EL GRANADA
1:00 p.m.

1. **Owner:** Calvin and Doris Young
Applicant: Mireya Garcia, Lea & Braze Engineering
File No.: PLN2020-00216
 Location: Palma Street, El Granada
 Assessor's Parcel No.: 047-215-340

Consideration of a Design Review (DR) permit recommendation to allow the construction of a new 2,038 sq. ft., 3-story single-family residence with an attached 726 sq. ft. two-car garage, on an existing 5,311 sq. ft. undeveloped legal parcel (Certificate of Compliance, PLN2022-00200), associated with a staff-level Grading Permit. The project involves the removal of six (6) trees and 685 cubic yards of grading (665 cy cut and 20 cy fill). The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. Staff will make a decision on the DR Permit and Grading Permit after July 13, 2023. This project was scheduled for continued consideration from the September 8, 2022 meeting. The project is not appealable to the California Coastal Commission. Application Deemed Complete: June 13, 2023. Project Planner: Glen Jia (bjia@smcgov.org)

2:00 p.m.

2. **Owner:** Tony Uccelli
Applicant: Steve Kellond
File No.: PLN2023-00055
 Location: Sonora Avenue, El Granada
 Assessor's Parcel No.: 047-122-010

Consideration of a Design Review (DR) permit recommendation for the construction of a new, two-story, 1,493 sq. ft. single-family residence with an attached 420 sq. ft. garage and attached 610 sq. ft. accessory dwelling unit (ADU) on a legal, non-conforming 3,986 sq. ft. parcel (Certificate of Compliance, PLN2021-00228), associated with a hearing-level Non-Conforming Use Permit (NCUP) and Coastal Development Permit (CDP). A NCUP is required to allow development of a 32'-wide lot where 50' is required; a 7'6" exterior side setback where 10' is required, and a combined side yard setback of 13'-9 5/16" where 15' is required. The project involves only minor grading and no tree removal. The ADU is a ministerial project that does not require review by the CDRC. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with the design review standards. A Planning Commission public hearing on the DR Permit, NCUP, and CDP will take place after July 13, 2023. The project is appealable to the California Coastal Commission. Application Deemed Complete: June 23, 2023. Project Planner: Glen Jia (bjia@smcgov.org)

MOSS BEACH
3:00 p.m.

3. **Owner:** California School Employees Association
Applicant: MP Moss Beach Associates, L.P.
File No.: PLN2022-00220
 Location: Carlos Street, Moss Beach
 Assessor's Parcel No.: 037-022-070

Consideration of a Design Review (DR) permit recommendation for the construction of 71 affordable housing units, contained in 16 two-story buildings, ranging in size from 2,300 sq. ft. to 11,000 sq. ft., and a 3,400 sq. ft., 2-story community building, associated with a hearing-level Coastal Development Permit (CDP) and Grading Permit (GP), on a 10.9-acre undeveloped property zoned PUD-124/CD. The project involves six different building layouts and unit configurations, all with a maximum building height of 28 feet. Vehicular access to and from the project site will be provided by a new single driveway from Carlos Street. The project involves earthwork of 28,895 c.y. (Cut: 9,507; Fill: 19,388 c.y.) and the removal of 160 significant size trees. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. A Planning Commission public hearing on the DR Permit, CDP, GP, and project Environmental Impact Report (EIR) will take place in late 2023. The project is not appealable to the California Coastal Commission. Project Planner: Michael Schaller (mschaller@smcgov.org)

4. Adjournment

Published in the San Mateo Times on July 1, 2023, and the Half Moon Bay Review on July 5, 2023.