



## Planning & Building Department Emerald Lake Hills Design Review Officer

Erica Adams

County Office Building  
455 County Center  
Redwood City, California 94063  
650/363-1825

### Notice of Public Hearing

#### EMERALD LAKE HILLS DESIGN REVIEW OFFICER AGENDA

Tuesday, January 3, 2017

2:00 p.m.

Room 201, Second Floor

455 County Center, Redwood City

Emerald Lake Hills Design Review Officer 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 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 EMERALD LAKE HILLS REVIEW OFFICER:**

Erica Adams, Planner

Phone: 650/363-1828

Facsimile: 650/363-4849

Email: [eadams@smcgov.org](mailto:eadams@smcgov.org)

Planning Counter

455 County Center, 2nd Floor, Redwood City

Phone: 650/363-1825

Website: [www.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning)

#### **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 Emerald Lake Hills Design Review Officer 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.co.sanmateo.ca.us/planning](http://www.co.sanmateo.ca.us/planning). To subscribe to the Emerald Lake Hills Design Review Officer 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 Emerald Lake Hills Design Review Officer 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 Emerald Lake Hills Design Review Officer meeting will be on February 7, 2017.

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**AGENDA**

**Oral Communications** to allow the public to address the Design Review Officer, on any matter not on the agenda. If your subject is not on the agenda, the Review Officer, 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****2:00 p.m.**

1. **Owner:** Behnaz Bakhshi  
**Applicant:** Jack McCarthy  
**File No.:** PLN2016-00281  
Location: Jefferson Avenue, Emerald Lake Hills  
Assessor's Parcel Nos.: 068-185-220

Consideration of a Design Review recommendation to allow construction of a new, 2,392 sq. ft. single-family residence (1,953 sq. ft. with an attached 440 sq. ft. garage) on a legal, 8,042 sq. ft. parcel. No significant trees are proposed to be removed. This application requires a staff-level grading permit in the amount of 805 cubic yards. The Design Review Officer will not render a decision but will make a recommendation to the Community Development Director regarding the project's compliance with the design review standards. A decision on the grading permit will occur after January 3, 2017. Application submitted July 6, 2016.

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2. **Owner/ Applicant:** Danilo Mayorga  
**File No.:** PLN2016-00415  
Location: 720 Hillcrest Way, Emerald Lake Hills  
Assessor's Parcel Nos.: 068-071-040

Consideration of a Design Review approval to allow construction of 3,124 sq. ft. addition and a major remodel which includes a new second story, a 1,180 sq. ft. deck, and 882 sq. ft. first floor addition to an existing 2,073 sq. ft. single family residence (1,632 sq. ft. with an attached 441 sq. ft. garage) on a legal 25,717 sq. ft. parcel. Two significant trees are proposed to be removed yards of earthwork. Application submitted October 3, 2016.

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3. **Adjournment**

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Agenda items published in the San Mateo Times on December 17, 2016.