



## Planning & Building Department Coastside Design Review Committee

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Rebecca Katkin  
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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, July 8, 2021

12:30 p.m.

\*\*\*\* BY VIDEOCONFERENCE ONLY \*\*\*\*

Virtual  
Meeting

Special  
Time

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the regular meeting location of the Coastside Design Review Committee is no longer open for public meetings.

#### **PUBLIC PARTICIPATION:**

##### Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at [rpanglao@smcgov.org](mailto:rpanglao@smcgov.org) and 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. If your emailed comment is received at least 24 hours prior to the meeting, it will be made publicly available on the Coastside Design Review Committee website along with the agenda. 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 cannot guarantee that emails received less than 30 minutes before the meeting will be read during the meeting, but such emails will still be included in the administrative record of the meeting and will be provided to the CDRC after the meeting.

##### Spoken Comments:

Spoken public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The July 8, 2021 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/99883736749>. The meeting ID is: 998 8373 6749. The July 8, 2021 Coastside Design Review Committee meeting may also be accessed via telephone by dialing (669) 900-6833 (Local). Enter the meeting ID: 998 8373 6749, then press #.
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 functionality may be disabled in older browsers including Internet Explorer.
3. You will 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 Design Review Officer calls for the item on which you wish to speak, click on "raise hand." The DRO 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.

Audio recordings of previous Design Review meetings are available to the public upon request for a fee.

Coastside Design Review Committee meetings are accessible to people with disabilities. Individuals who need 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 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 County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

**CORRESPONDENCE TO THE COASTSIDE DESIGN REVIEW STAFF:**

Ruemel Panglao, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-4582	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: <a href="mailto:rpanglao@smcgov.org">rpanglao@smcgov.org</a>	Email: <a href="mailto:cleung@smcgov.org">cleung@smcgov.org</a>

**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 Coastsides 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. 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](http://www.planning.smcgov.org/design-review) and find the webpage for the meeting date. To subscribe to the Coastsides Design Review Committee agenda mailing list, please send a blank email to: [sanmateocounty@service.govdelivery.com](mailto: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 Coastsides Design Review Committee (CDRC) meeting will be on August 12, 2021.

**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 five minutes.***

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**REGULAR AGENDA**

**MONTARA**

**1:00 p.m.**

1. **Owner:** Timothy Patterson  
**Applicant:** Carolyn Lee/Pete Earnshaw  
**File No.:** PLN2019-00362  
Location: Cedar Street, Montara  
Assessor's Parcel No.: 036-132-210

Consideration of a Design Review recommendation to allow the construction of a 2,450 sq. ft. 2-story single-family residence with attached two-car, 480 sq. ft. garage on a legal 6,975 sq. ft. undeveloped parcel (PLN2016-00222), associated with a staff-level Resource Management (RM) Permit, Coastal Development Permit (CDP) and a Variance to allow for 10 foot front and side setbacks, and a 12 foot rear setback, where a 50 foot front yard setback and 20 foot rear and sideyard setbacks are required, due to the triangular shape of the parcel. The project includes minor grading and the proposed removal of 10 significant trees. This CDRC will not render a decision but make a recommendation regarding the project's compliance with the design review standards. Staff will prepare an Initial Study/Negative Declaration and will make a decision on the RM, CDP, and DR permits and Variance after July 8, 2021. The project is not appealable to the California Coastal Commission. Application Deemed Complete: May 18, 2021. Project Planner: Kelsey Lang ([klang@smcgov.org](mailto:klang@smcgov.org)).

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**MOSS BEACH**

**2:00 p.m.**

2. **Owner/Applicant:** Tim Parsey  
**File No.:** PLN2020-00450  
Location: 2006 Vallemar Street, Moss Beach  
Assessor's Parcel No.: 037-085-020

Consideration of a Design Review recommendation to allow construction of a new 1,438 sq. ft., 3-story, single family residence with an attached 197 sq. ft., 1-car garage on a 3,408 sq. ft. legal, developed parcel (COC95-0001), associated with a hearing-level Non-Conforming Use Permit, Off-Street Parking Exception, and Coastal Development Permit. A Non-Conforming Use Permit is required to allow a 10 feet combined side setback where 15 feet is the minimum required, and a front setback of 17 feet where the minimum required is 20 feet, due to the non-conforming size and triangular shape of the parcel. No tree removal and minor grading is proposed. This CDRC will not render a decision but make a recommendation regarding the project's compliance with the design review standards. The Planning Commission will make decision on the Coastal Development Permit at a future hearing (date to be determined). The project is appealable to the California Coastal Commission. Application Deemed Complete on: June 3, 2021. Project Planner: Camille Leung ([cleung@smcgov.org](mailto:cleung@smcgov.org)).

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**EL GRANADA**

**3:00 p.m.**

3. **Owner/Applicant:** Randy Ralston  
**File No.:** PLN2020-00266  
Location: Avenue del Oro, El Granada  
Assessor's Parcel No.: 047-217-110

Consideration of a Design Review recommendation to allow the construction of a new 2,195 sq. ft., 2-story single-family residence with an attached 420 sq. ft. two-car garage, on an existing 6,006 sq. ft. undeveloped parcel (parcel legality pending under Certificate of Compliance/Type B application PLN2021-00238), associated with a staff-level Grading Permit. The project involves the removal of 8 significant trees and 465 cubic yards of grading. 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 Grading Permit after July 8, 2021. Application Deemed

Complete: June 3, 2021. Project Planner: Ruemel Panglao ([rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)).

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4:00 p.m.

4. **Owner/Applicant:** Elyane and Dustin Stefanick  
**File No.:** PLN2021-00019  
Location: 130 Bridgeport Drive, El Granada  
Assessor's Parcel No.: 037-333-200

Consideration of a Design Review Permit to allow construction of a 786 sq. ft., 2-story addition to an existing 1,557 sq. ft., 1-story, single-family residence on a 7,689 sq. ft. parcel. No significant tree removal and only minor grading is proposed. The project is not appealable to the California Coastal Commission. Application Deemed Complete on: May 10, 2021. Project Planner: Ruemel Panglao ([rpanglao@smcgov.org](mailto:rpanglao@smcgov.org)).

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4:30 p.m.

5. **Owner:** Tom McCaffrey  
**Applicant:** Fred Strathdee  
**File No.:** PLN2020-00222  
Location: 415 El Granada Blvd., El Granada  
Assessor's Parcel No.: 047-181-860

Consideration of a Design Review Permit to allow construction of a new 3,479 sq. ft., 3-story, single-family residence with an attached 451 sq. ft., 2-car garage, 1,202 sq. ft. unfinished basement, and 320 sq. ft. covered deck, on a 9,401 sq. ft. legal parcel with an existing foundation remaining from past incomplete construction. No grading or tree removal is proposed. The project was scheduled for continued consideration from the February 11, 2021 meeting. Application Deemed Complete: December 22, 2020. Project Planner: Bryan Albini ([balbini@smcgov.org](mailto:balbini@smcgov.org)).

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## 6. Adjournment

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