



## Planning & Building Department Coastside Design Review Committee

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### Notice of Public Hearing

#### COASTSIDE DESIGN REVIEW COMMITTEE AGENDA

Thursday, August 11, 2022  
12:30 p.m.

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

New  
Meeting  
Time

Virtual  
Meeting

On September 16, 2021, the Governor signed AB 361, which amended certain provisions of the Ralph M. Brown Act (Brown Act) in order to allow for local legislative bodies to conduct their meetings remotely via telephonically or by other electronic means under specified circumstances. Thus, pursuant to Government Code section 54953(e), the Coastside Design Review Committee meeting will be conducted via remote conferencing.

#### **PUBLIC PARTICIPATION:**

##### Written Comments:

Written public comments may be emailed to the Coastside Design Review Officer at [bjia@smcgov.org](mailto:bjia@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 August 11, 2022 Coastside Design Review Committee meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/95816045083> The meeting ID is: 958 1604 5083. The August 11, 2022 Coastside Design Review 958 1604 5083, 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:**

Glen Jia, Design Review Officer	Camille Leung, Senior Planner
Phone: 650/363-1803	Phone: 650/363-1826
Facsimile: 650/363-4849	Facsimile: 650/363-4849
Email: <a href="mailto:bjia@smcgov.org">bjia@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 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). 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 <https://www.smcgov.org/planning/event/coastside-design-review-hearing-august-11-2022> 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](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 Coastside Design Review Committee (CDRC) meeting will be on September 8, 2022.

**AGENDA**

12:30 p.m.

**Roll Call**

**Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Coastside Design Review Committee would Present Imminent Risks to the Health or Safety of Attendees**

**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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**MOSS BEACH**

1:00 p.m.

1. **Owner:** William Nowatzke  
**Applicant:** Edward C. Love  
**File No.:** PLN2021-00426  
Location: 141 Arbor Lane, Moss Beach  
Assessor's Parcel No.: 037-123-710

Consideration of a Design Review recommendation for the construction of a new 635 sq. ft. 2<sup>nd</sup>-story addition to an existing 2,450 sq. ft. one-story, single-family residence on a legal 10,635 sq. ft. parcel, associated with a hearing-level Coastal Development Permit (CDP). The project includes no grading and tree removal. 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 will take place after August 11, 2022. The project is appealable to the California Coastal Commission. Application Deemed Complete: June 30, 2022. Project Planner: Sonal Aggarwal ([saggarwal@smcgov.org](mailto:saggarwal@smcgov.org))

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**MIRAMAR**

2:00 p.m.

2. **Owner/Applicant:** Paul McGregor  
**File No.:** PLN2021-00101  
Location: Alto Avenue, Miramar  
Assessor's Parcel No.: 048-065-060

Consideration of a Design Review recommendation to allow construction of a new two-story 1,762 sq. ft. single-family residence with an attached 395 sq. ft. garage on a legal 4,800 sq. ft. parcel (Certificate of Compliance, PLN2016-00476), associated with a Coastal Development Permit (CDP) and Non-conforming Use Permit (UP). A UP is required to allow development on a less than 5,000 sq. ft. parcel, where 10,000 sq. ft. is the minimum lot size in the S-94 combining district. The project involves minor grading for the house and an approximately 73 feet road extension of Alto Avenue and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. A hearing before the Planning Commission on the DR, CDP, and UP will take place after August 11, 2022. CDP is not appealable to the California Coastal Commission. Project Planner: Camille Leung ([cleung@smcgov.org](mailto:cleung@smcgov.org))

3:00 p.m.

3. **Owner/Applicant:** Paul McGregor  
**File No.:** PLN2017-00343  
Location: Coronado Avenue, Miramar  
Assessor's Parcel No.: 048-013-220

Consideration of a Design Review recommendation to allow construction of a new three-story, 1,699 sq. ft. single-family residence with an attached 800 sq. ft. Accessory Dwelling Unit (ADU) and 410 sq. ft. 2-car garage on a legal substandard undeveloped 4,400 sq. ft. parcel (Certificate of Compliance, PLN2015-00281), associated with a Non-conforming Use Permit (UP) to develop the substandard sized parcel with the main floor (2nd story) encroaching 2'-

2" into the left side setback where 10 ft. is the minimum side yard setback required, and a hearing-level Coastal Development Permit (CDP). The project includes minor grading and no tree removal. The CDRC will not render a decision but will make a recommendation regarding the project's compliance with design review standards. The ADU is a ministerial project that does not require review by the CDRC. A hearing before the Planning Commission on the DR, CDP, and UP will take place after August 11, 2022. The project is appealable to the California Coastal Commission. Project Planner: Summer Burlison ([sburlison@smcgov.org](mailto:sburlison@smcgov.org))

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**EL GRANADA**  
**4:00 p.m.**

4. **Owner/Applicant:** **Rodrigo Lacasia-Barrios**  
**File No.:** **PLN2021-00478**  
Location: San Carlos Avenue, El Granada  
Assessor's Parcel No.: 047-105-020

Consideration of a Design Review recommendation for the construction of a new 2,226 sq. ft. three-story, single-family residence with an attached 795 sq. ft. Accessory Dwelling Unit (ADU) and 374 sq. ft. garage on a legal 7,070 sq. ft. parcel (Recorded Certificate of Compliance, PLN2020-00448), associated with a staff-level Coastal Development Permit (CDP) and Variance. The project includes 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 design review standards. Staff will make a decision on the Initial Study/Negative Declaration, CDP, and Variance after August 11, 2022. The project is not appealable to the California Coastal Commission. Application Deemed Complete: July 8, 2022. Project Planner: Glen Jia ([bjia@smcgov.org](mailto:bjia@smcgov.org))

**5:00 p.m.**

5. **Owner:** **Bahram Abolmoluki**  
**Applicant:** **Jen Jacinto**  
**File No.:** **PLN2017-00296**  
Location: 1120 Columbus Street, El Granada  
Assessor's Parcel No.: 047-275-050

Consideration of a Design Review recommendation to allow a Major Modification (Modification) to a 2,428 sq. ft. new residence on a 6,026 sq. ft. legal parcel, recommended for approval by the CDRC on February 8, 2018 and approved with the associated staff-level Grading Permit by the Planning Department on March 2, 2018. The proposed Modification addresses project changes made during construction, including increasing the rear yard ground level elevation by 4 to 6 feet involving an additional 95 cubic yards (c.y.) of grading (30 c.y. of cut and 65 c.y. of fill) and modifications to the second-story balcony and first-story deck, garage and entry doors, stone siding, railings, exterior staircase, and landscape plan, among other changes. Due to the associated staff-level Grading Permit Amendment, 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 staff-level Grading Permit Amendment after August 11, 2022. The project is not appealable to the California Coastal Commission. The project is being scheduled for continued consideration from the September 9, 2021 meeting. Application Deemed Complete: June 30, 2022. Project Planner: Summer Burlison ([sburlison@smcgov.org](mailto:sburlison@smcgov.org))

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6. **Adjournment**

Published in the San Mateo Times on July 30, 2022 and the Half Moon Bay Review on August 3, 2022.