



**Environmental Services Agency
Coastside Design Review Committee**

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Notice of Public Hearing

**Thursday, January 9, 2003
3:00 P.M.
Sheriff's North Coast Sub-Station
500 California Avenue, Moss Beach**

Notice is hereby given that the San Mateo County Coastside Design Review Committee will hold a **Public Hearing** to consider the matters listed on the following agenda at the date, time and location shown. 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. Decisions made by the Coastside Design Review Committee are appealable within fifteen (15) calendar days to the Planning Commission for a fee of \$201. Application forms are available at the Planning Counter. Copies of the plans to be considered by the Coastside Design Review Committee are on file in the Planning Division and may be reviewed by the public. For further information on any item listed below, please call Farhad Mortazavi, Planning Division, at 650/363-1825, or Dave Holbrook, Senior Planner, at 650/363-1837.

NOTE: The next Coastside Design Review Committee meeting will be on February 13, 2003.

AGENDA

1. **Roll Call**
2. **Chairperson's Report**
3. **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.

REGULAR AGENDA

3:00 P.M.
MIRAMAR

4. **Owner:** Sheila Hayes
Applicant: Sheila Hayes
File No.: Design Review, File No. PLN 2002-00115
Location: Coronado Avenue, Miramar
Assessor's Parcel No.: 048-025-110

Consideration of design review approval for a Coastal Development Permit to allow construction of a new 4,233 sq. ft. residence including a 637 sq. ft. attached garage on an 11,550 sq. ft. parcel. Two trees to be removed. Application submitted: March 5, 2002.

MONTARA

5. **Owner:** Walter Kushnir
Applicant: Pacific Circle Construction
File No.: Design Review, File No. PLN 2002-00354
Location: 7th Street, Montara
Assessor's Parcel No.: 036-092-020

Verification of custom conditions of approval:

1. Submit a consent letter from the easterly parcel property owner for any grading activities.
2. Incorporate a structure bellyband and introduce a trellis on rear elevation.
3. The well tank shall not exceed 12 inches above the natural grade.
4. Protection measures of cyclone fencing to be implemented for the cypress tree for the duration of construction.
5. Roof shingle sample is required.
6. Provide a new color sample, to be determined at the next hearing.
7. Exterior lighting samples need to be provided.

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6. **Owner:** Washington Mutual/John and Julia McIntyre
Applicant: John and Julia McIntyre
File No.: Design Review, File No. PLN 2002-00357
Location: Cedar Street, Montara
Assessor's Parcel No.: 036-104-490

Consideration of design review approval for a new 2,681 sq. ft. single-family residence including a 529 sq. ft. garage on a 6,250 sq. ft. parcel. No trees to be removed. Application submitted: June 13, 2002. This item is continued from December 12, 2002 hearing.

7. **Owner:** Larry Ross
Applicant: John Bermingham
File No.: Design Review, File No. PLN 2002-00497
Location: Date Street, Montara
Assessor's Parcel No.: 036-152-330

Consideration of design review approval to allow construction of a new 3,509 sq. ft. single-family residence including a 528 sq. ft. garage on an 8,125 sq. ft. parcel. Three trees to be removed.
Application submitted: August 20, 2002.

8. **Owner:** Larry Ross
Applicant: Larry Ross
File No.: Design Review, File No. PLN 2002-00498
Location: 1027 Date Street, Montara
Assessor's Parcel No.: 036-152-320

Consideration of design review approval to allow construction of a new 3,442 sq. ft. single-family residence including a 528 sq. ft. garage on an 8,125 sq. ft. parcel. One tree to be removed.
Application submitted: August 20, 2002.

CONSENT AGENDA

EL GRANADA

9. **Owner:** Derek and Juliette Kulda
Applicant: Derek and Juliette Kulda
File No.: Design Review, File No. PLN 2002-00348
Location: El Granada Boulevard, El Granada
Assessor's Parcel No.: 047-182-490

Verification of custom conditions of approval:

1. Keep the original Dutch gable, remove knee braces, and trellis to be installed below the Dutch gable.
 2. Landscape plan to be resubmitted to include flowering vines on each side of the garage door to grow over the trellis.
 3. Proposed light fixture does not serve the purpose of light pollution. Provide a different light fixture.
 4. Stucco with foam or solid stucco trim of 2x6 inches is approved.
 5. The color scheme presented at the hearing is approved.
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REGULAR AGENDA

10. **Owner:** Robert Kulda
Applicant: Robert Kulda
File No.: Design Review, File No. PLN 2002-00346
Location: El Granada Boulevard, El Granada
Assessor's Parcel No.: 047-182-520

Verification of custom conditions of approval:

1. A more decorative garage door to be included on the elevation.
2. Provide a one-car guest parking space in front of the garage parallel to the street.
3. Stucco with cultured stone finish in the entry, and 4 feet lower treatment to be included in the revised elevations.
4. Color revision reviewed at the hearing is approved.

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11. **Owner:** **Martha and Eric Ladd**
Applicant: **Martha and Eric Ladd**
File No.: Design Review, File No. PLN 2002-00591
Location: 170 Shelter Cove Drive, El Granada
Assessor's Parcel No.: 037-341-280

Consideration of design review approval to allow construction of a 676 sq. ft. second story addition to an existing 1,864 sq. ft. single-family residence including a 410 sq. ft. garage on a 5,500 sq. ft. parcel. No trees to be removed. Application submitted: September 26, 2002.

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12. **Owner:** **James Peterson**
Applicant: **James Peterson**
File No.: Design Review, File No. PLN 2002-00648
Location: 130 San Pedro Road, El Granada
Assessor's Parcel No.: 047-173-140

Consideration of design review approval for a Coastal Development Permit and Home Improvement Exception to allow construction of a 331 sq. ft. addition (which encroaches the front and right side setback for a total of 249.5 sq. ft.) on a 6,000 sq. ft. parcel. No trees to be removed. Application submitted: October 28, 2002.

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13. **Adjourn**
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STUDY SESSION INFORMATION

Thursday, January 9, 2003, at 1:30 P.M.
Sheriff's North Coast Sub-Station
500 California Avenue, Moss Beach, California

Open Study Session to discuss the items on the January 9, 2003, Coastside Design Review Committee Agenda.

Agenda items published in the Independent Newspaper Group on December 28, 2002.