

Chair Report
County of San Mateo
Coastside Design Review Committee

9APR2020

The Coastside Design Review Committee (CDRC) is appointed by the Board of Supervisors to ensure that new development is compatible with the physical setting of the site and the visual character of the communities of Montara, Moss Beach, El Granada, Miramar and Princeton.

Beverly R Garrity, Chair/MontaraRep
Bruce Chan, Vice Chair/LandscapeArchitect
Katie Kostiuk, Architect
Christopher Johnson, ElGranadaRep
Cynthia Foti, MiramarRep
vacant, MossBeachRep
vacant, PrincetonRep

Mark Stegmaier, AltMontaraRep
vacant, AltArchitect
Doug Machado, AltElGranadaRep
Linda Montalto-Patterson, AltMiramarRep
vacant, AltMossBeachRep
vacant, AltPrincetonRep

CHAIR REPORTS

March Chair Report has been approved.

CEQA TRAINING from COUNTY COUNCIL

Tim Fox provided training to CDRC members at the April 9 meeting. A copy of the slides will be distributed to all CDRC members.

STORY POLES

CDRC prefers for story poles to be a "requirement": specifics to be discussed at future meetings.

Current Policy has been modified. CDRC will use this (Mar12, 2020) doc until further notice. County to verify if CDRC has a legal authority to require story poles under any circumstances.

Future Direction - create new doc as a proposed **requirement**. (See links sent by Katie Kostiuk re: other story pole docs.)

Katie researched the cost of story pole builds = \$2,000 to install, \$1,000 per visit by surveyor to certify. Mark suggests using measuring tape fixed to pole from FG to Ridge, instead of Surveyor Certification cost and effort.

DESIGN STANDARDS. UPDATE

County has added C-1/Midcoast to the County 2020-2021 Long Range Work Plan.

Request for method of measuring Building Ht was raised re: Ordinance for MidPen Project in Moss Beach at Jan 8th & 22nd Planning Commission Mtgs... to be addressed at a future Planning Commission Mtg, dateTBD.

Beverly & Lisa Ketcham provided input at the 12Feb2020 MCC meeting to Items 4.a.Re-Zoning and Subdivision Text Amendments of the LCP for Certain Agricultural Lands (PLN 2019-00258) and

4.b. Cypress Point - PUD-140/CD and LCP Amendment (PLN2018-0264)

requesting for MCC to add that the CDRC recommends that building height comply with a Max Building Ht (28FT) as measured from natural grade to the topmost point of the building immediately above (instead of average finished grade to average roofline as allowed in the zoning district), in MCC's response to each of these items.

Item to be added to future CDRC meeting agenda (TBD) to discuss formal or informal CDRC participation in MCC's effort to review all discretionary SMC Planning Permits within the unincorporated MidCoast Area.

The meeting with Don Horsley, Steve Monowitz, Joe LaClair, Camille Leung, Katie Kostiuk, Beverly Garrity to discuss Questions/Goals/Next Steps (see below) that emerged from the Nov 4 meeting Katie Kostiuk & Beverly Garrity had with Don Horsley & Brae Hunter to be rescheduled from its third rescheduled date in April 2020 to a future date (TBD).

- **Questions:**

- *What is the process to add the one clarifying sentence on how building height is measured in the Midcoast to the three zoning ordinances where it is lacking (S-3 overlay, PAD, RM/CZ)?*
- *To better understand the resources required and timeline: What are the Planning Department processes for the Design standards updates and the C-1/Midcoast ordinance effort?*
- *What are the qualifications for which Planning management would like CDRC Architects to demonstrate?*
- *What does County planning envision for the public engagement effort toward creating a C-1/Midcoast ordinance?*

- **Goals:**

- Expedite C-1 building height measurement in Midcoast change.
- Support from County Planning to focus on C-1/Midcoast ordinance prior to the Design Standards Updates.
- Add C-1/Midcoast ordinance to County long range planning schedule.

- **Next Steps:**

- Meeting with Don Horsley, Joe LaClaire, Steve Monowitz, Camille Leung, Beverly Garrity and Katie Kostiuk to discuss these questions & goals, and to review the progress drafts for the following:
 - C-1/Midcoast Purpose
 - C-1/Midcoast Permitted Uses
 - C-1/Midcoast Development Standards
 - C-1/Midcoast Performance Standards

CDRC POSTIONS

See vacancies above.

PLANNING INSPECTION REQUESTS

Request - Regarding project on Magellan currently under construction: outdoor building lighting – seems to be excessive. Project is close to final. **Lighting has been corrected. Planning to verify Landscape upon completion.**

NEXT CDRC MEETING May 14, 2020, via ZOOM