

Coastside Design Review Committee Seeks New Members



Interested in the design of Mid-Coast communities? The County is actively looking for interested residents from Moss Beach and Miramar to represent those areas, as well as Mid-Coast residents to represent the Princeton area. Once appointed, a CDRC member [reviews new residential and mixed use projects](#) and can participate in the County's update of its [Mid-Coast Design Review Standards](#).

To apply, visit smcgov.org search for **Coastside Design Review Committee** to find the article seeking new members and the link to the Boards and Commissions Application.

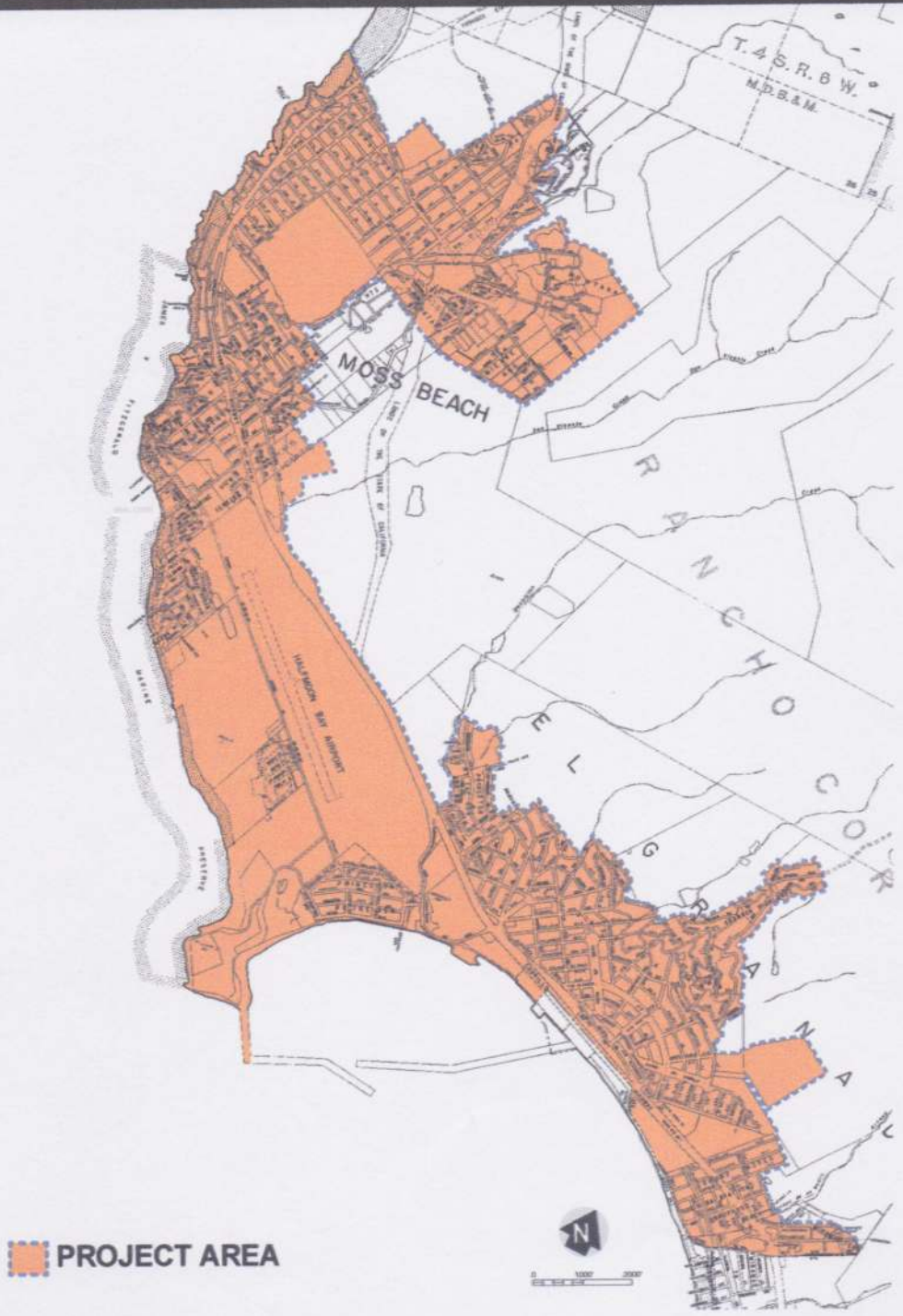
Coastside Design Review Committee

Coastside Design Review Committee (CDRC) reviews all residential development (single- or multi-family) and residential/commercial mixed-use development in the Midcoast LCP Update Project Area. The Design Review Administrator reviews all other Midcoast development.

CDRC (per Section 6565.2) is a Design Review Committee consisting of three members to be appointed by the Board of Supervisors. Two members shall be licensed architects or landscape architects. The third member shall be a resident of the unincorporated community in which the project being reviewed is located.

CURRENT MEMBERSHIP	ROLE	TITLE	COMMUNITY
Glen Jia	SMC Planner	Design Review Officer	At Large
Katie Kostiuk	Architect	Member	At Large
Rebecca Katkin	Architect	Member	At Large
vacant	Architect	Alternate	At Large
Beverly R Garrity,	Community Representative	Member & Chair	Montara
Mark Stegmaier	Community Representative	Alternate	Montara
vacant	Community Representative	Member	MossBeach
vacant	Community Representative	Alternate	MossBeach
vacant	Community Representative	Member	ElGranada
Doug Machado	Community Representative	Alternate	ElGranada
John Steadman,	Community Representative	Member	Princeton
vacant	Community Representative	Alternate	Princeton
vacant	Community Representative	Member	Miramar
Linda Montalto-Patterson	Community Representative	Alternate	Miramar

MAP 1.3 - MIDCOAST PROJECT AREA



Zoning Districts: Montara & Moss Beach

- C-1/S-3 – Neighborhood Commercial
- CCR – Coastside Commercial Recreation
- COSC – Community Open Space Conservation
- LPO – Linear Park Overlay (Bypass land)
- M-1 – Light Industrial
- PAD – Planned Agricultural District
- PUD – Planned Unit Development
- R-1 – Single-Family Residential
- R-3A – Affordable Housing
- RM/CZ – Resource Management Coastal Zone
- S-3, S-17, S-105 – combining districts with development standards

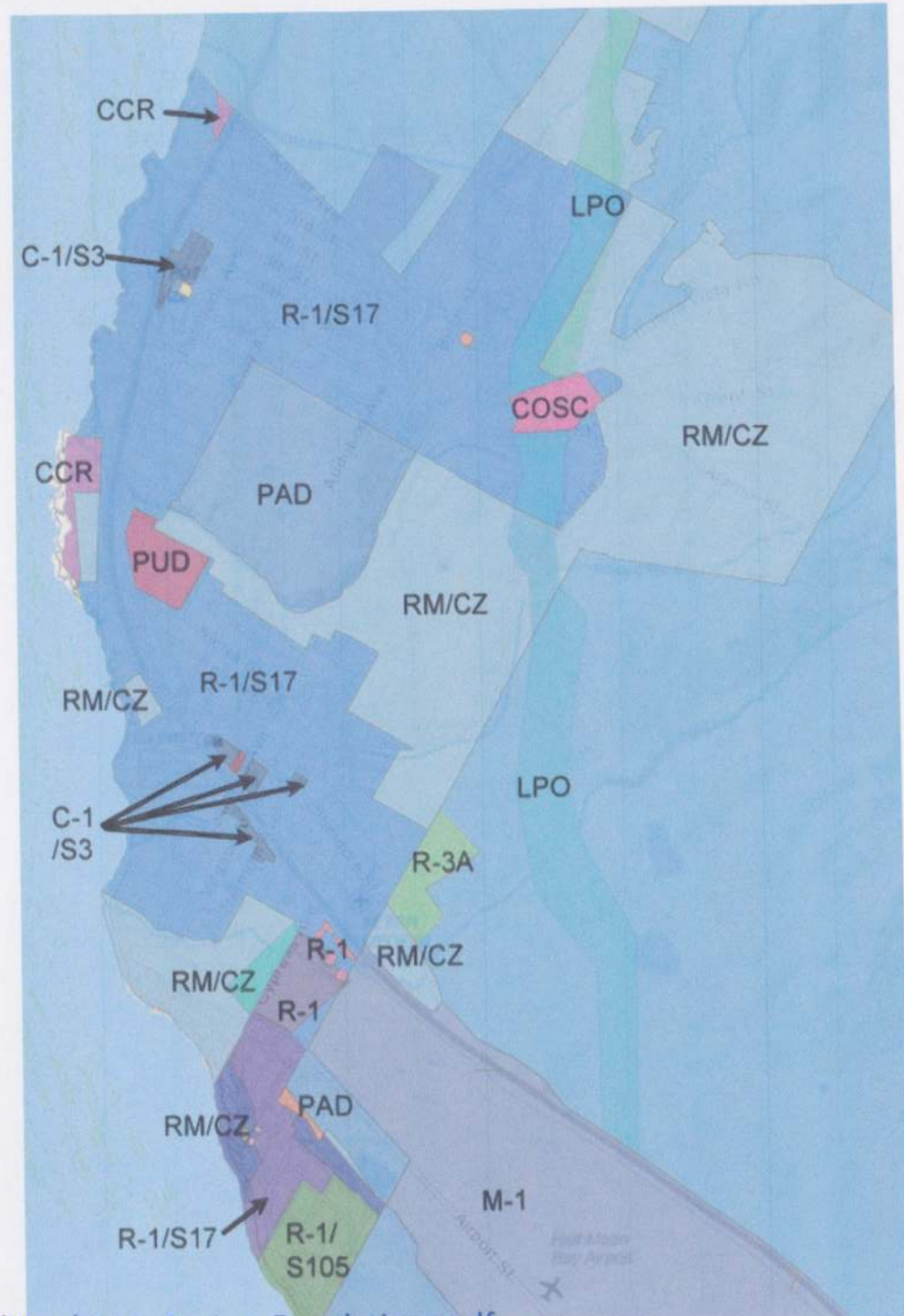
All Districts in Midcoast LCP Update Area are also in:

- CD – Coastal Development District
- DR – Design Review District

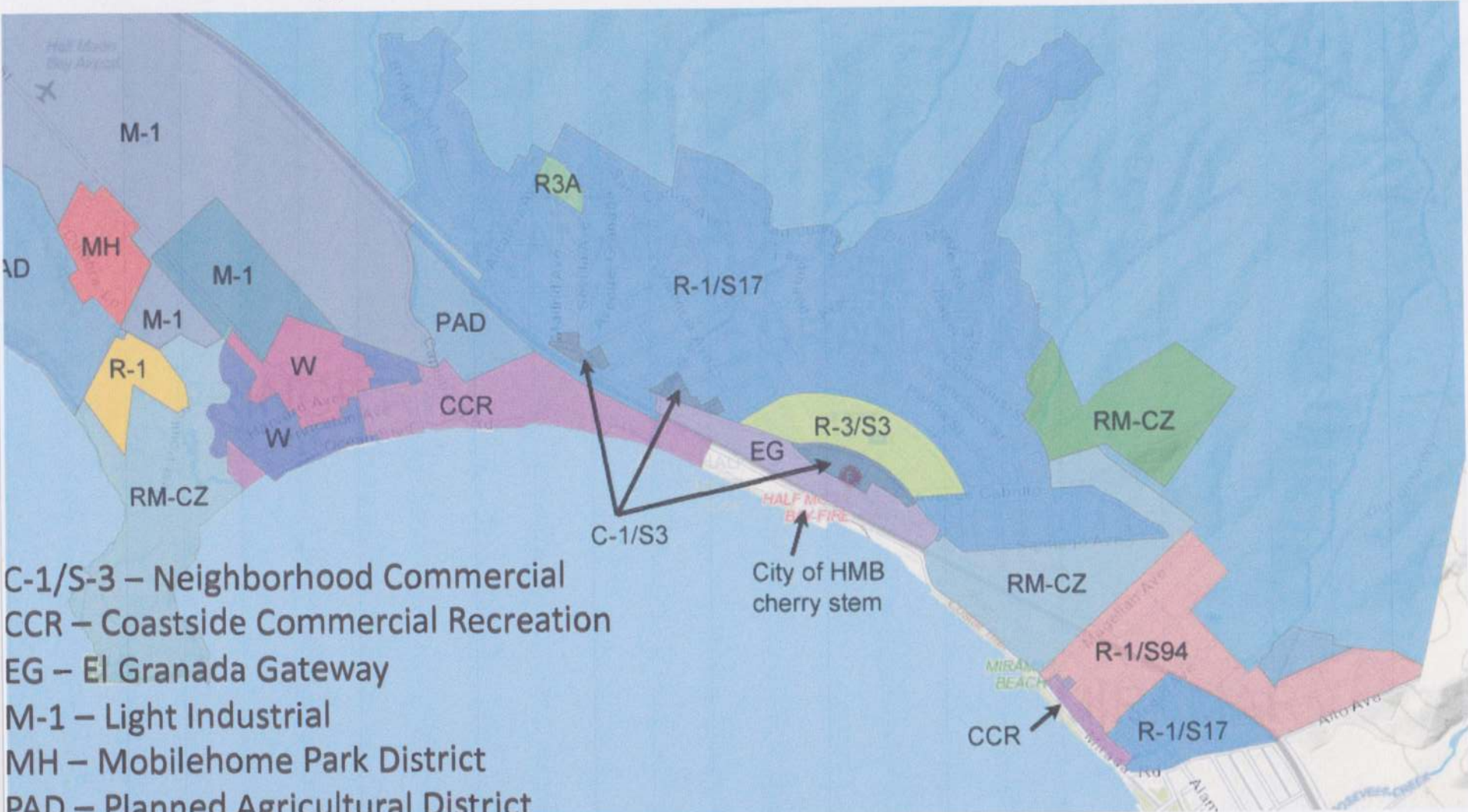
Districts in Seal Cove area are also in:
GH – Geologic Hazard District

Development rules for these Districts are in County Zoning Regulations:

https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations.pdf



Zoning Districts: Princeton, El Granada, Miramar

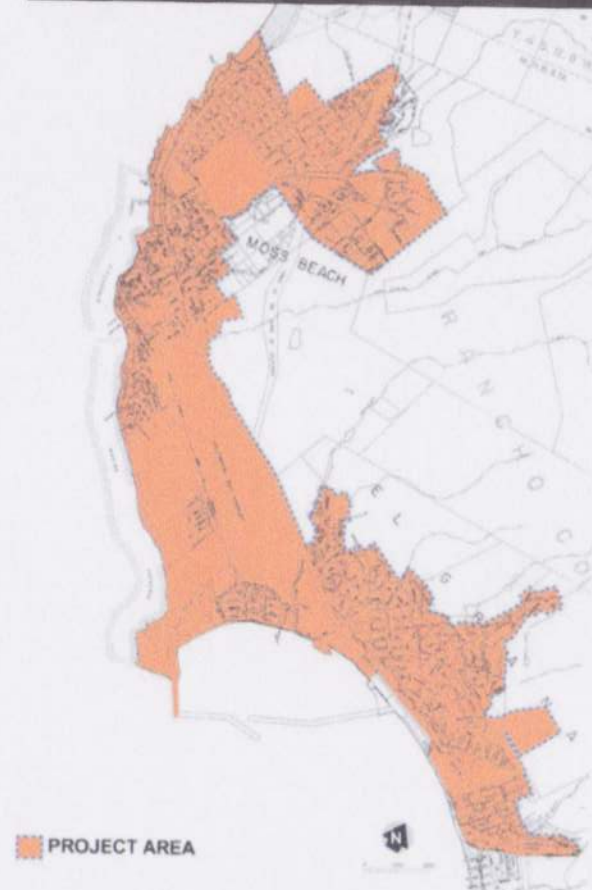


- C-1/S-3 – Neighborhood Commercial
- CCR – Coastside Commercial Recreation
- EG – El Granada Gateway
- M-1 – Light Industrial
- MH – Mobilehome Park District
- PAD – Planned Agricultural District
- R-1 – Single-Family Residential – S-3, 17, 94 = combining districts with development standards
- R-3 – Multi-Family Residential
- R-3A – Affordable Housing
- RM/CZ – Resource Management Coastal Zone
- W – Waterfront Marine-Related Light Industrial

History

- 1999 - **Midcoast Urgency Interim Ordinance** to limit house size (floor area ratio, 28-ft height)
- 2001 - **CCC certified** amendments to control house size, daylight plane, façade articulation, and establish CDRC review of new **R-1 residential** development.
- Oct 2001 – May 2003 -- CDRC held public meetings and participated in community workshops to develop a draft set of Design Standards for 1- and 2-family residential development in the Midcoast.
- 2003 **Summary of Task 6** of the Midcoast LCP Update Project which called for revising design review standards to complement existing house size limits and to promote the preferred scale and character of the Midcoast community.
- 2003 April: **Fast-tracking** Design Review Standards
- 2003 Planning Commission hearings Aug 27 and Dec 10
- 2004 Board of Supervisors hearings Mar 28 and Apr 20: Approve Midcoast 1- and 2-family residential Design Review standards; add **new section 6565.20** to Chapter 28.1 of County Zoning Regs; approve amendments to Visual Resources Component of the LCP; direct staff to submit to CCC. (apparently not done)
- 2006 Feb 7: **Board Resolution 067809** to submit to CCC for certification.
- 2009 Dec 10: CCC hearing: LCP amendment SMC-MAJ-1-04-A to amend both Land Use Plan (LUP) and the Implementation Plan (IP). Amendment certified subject to suggested modifications. **Staff report**
- 2010 **May 11** and Aug 10 BoS hearings to approve suggested modifications
- 2010 Sept 15 - CCC certification. **Staff report - LCP Visual Resources Component - Midcoast Design Standards** (Section 6565.20)
- 2012 Sept – CDRC responsibility expanded beyond R-1 zone to include all residential development (single- or multi-family) and residential/commercial mixed-use development in the Midcoast LCP Update Project Area.

MAP 1.3 - MIDCOAST PROJECT AREA



Purpose

The purpose and legislative intentions of the Midcoast Design Review Standards are to:

- Encourage new single-family homes and additions that have their own individual character
- Ensure they are complementary with neighboring houses, the neighborhood character of each Midcoast community, and the surrounding natural setting.

The standards are intended for use by:

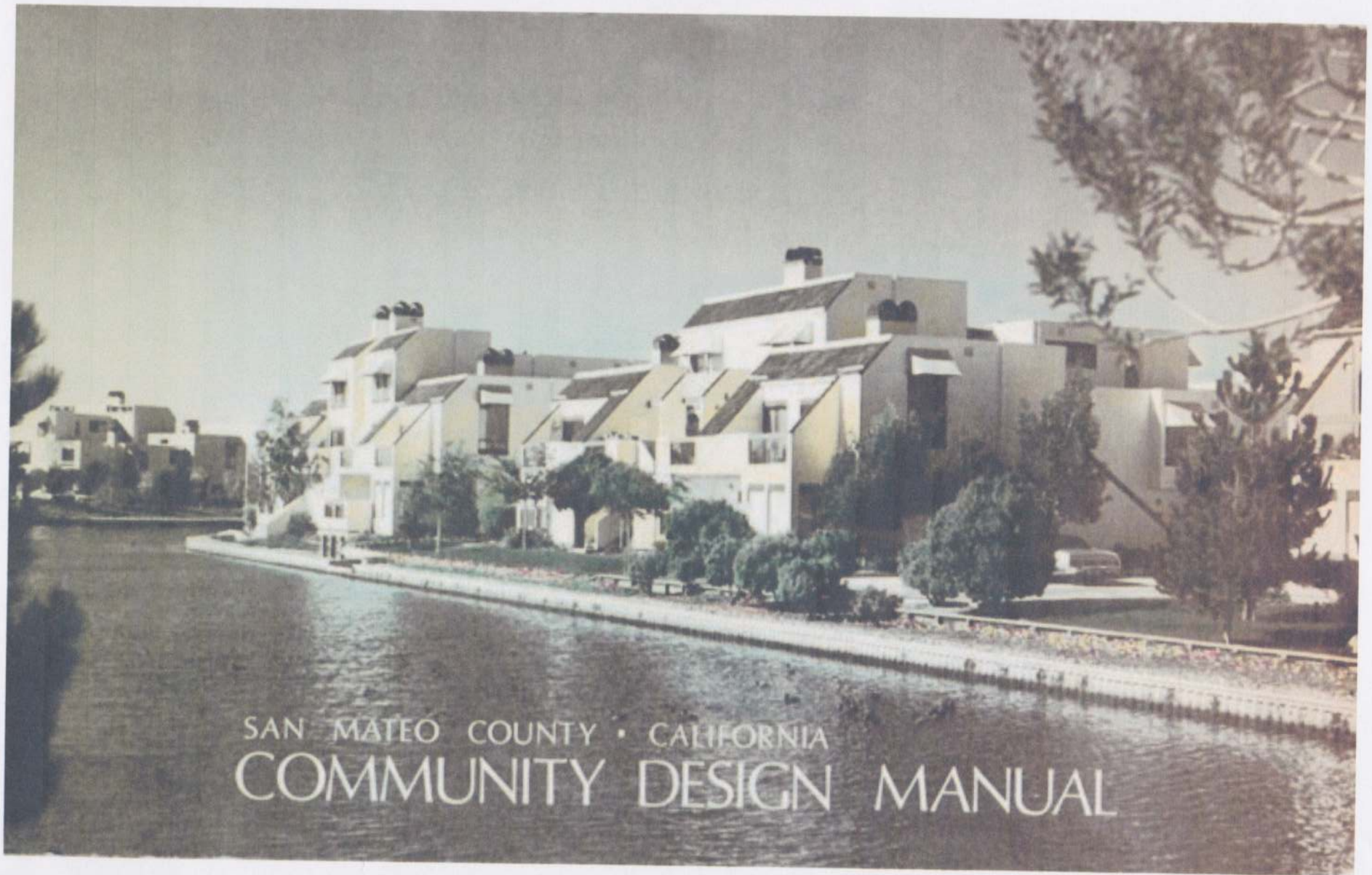
- homeowners, builders, architects and designers, by neighbors, and by community groups in their consideration of new single-family homes and additions to existing homes.
- The Design Review Administrator, the Coastside Design Review Committee, the Planning Commission and the Board of Supervisors will also use these standards in their review of projects.

The standards are not intended to:

- Preclude individual initiative in the design of any particular project
- Require that substantial additional expense be incurred.

Win-Win: By thoughtful application of the standards and balancing of the design objectives embodied in the standards, an architect or designer can achieve compliance with these design standards and reduce a project's potential to cause conflict, avoiding costly delays caused by subsequent project revisions.





SAN MATEO COUNTY • CALIFORNIA
COMMUNITY DESIGN MANUAL

CHAPTER 28.1. "DR" DISTRICTS **(DESIGN REVIEW DISTRICTS)**

SECTIONS:

- 6565.1. ESTABLISHMENT AND PURPOSE OF DESIGN REVIEW DISTRICT
- 6565.2. ESTABLISHMENT OF DESIGN REVIEW COMMITTEE, DESIGN REVIEW ADMINISTRATOR AND DESIGN REVIEW OFFICER
- 6565.3. REQUIREMENT FOR DESIGN REVIEW AND APPROVAL
- 6565.4. EXEMPTIONS
- 6565.5. PRE-DESIGN CONFERENCE
- 6565.6. APPLICATION REQUIREMENTS
- 6565.7. ACTION ON APPLICATION FOR DESIGN REVIEW
- 6565.8. PUBLIC HEARING AND COMMENT
- 6565.9. NOTICE
- 6565.10. FINDINGS
- 6565.11. APPEALS
- 6565.12. AMENDMENT
- 6565.13. EXPIRATION
- 6565.14. INSPECTION AND OCCUPANCY
- 6565.15. STANDARDS FOR DESIGN IN EMERALD LAKE HILLS AND OAK KNOLL MANOR (AREAS ZONED RH/DR) AND DEVONSHIRE
- 6565.16. STANDARDS FOR DESIGN IN PALOMAR PARK
- 6565.17. STANDARDS FOR DESIGN IN OTHER AREAS
- 6565.18. STANDARDS FOR THE DESIGN OF COMMERCIAL STRUCTURES ON MIDDLEFIELD ROAD IN NORTH FAIR OAKS
- 6565.19. STANDARDS FOR DESIGN IN PLANNED COLMA DISTRICT
- 6565.20. STANDARDS FOR DESIGN FOR ONE-FAMILY AND TWO-FAMILY RESIDENTIAL DEVELOPMENT IN THE MIDCOAST (EL GRANADA, MIRAMAR, MOSS BEACH, MONTARA)
- 6565.21. STANDARDS FOR THE PROTECTION OF TREES AND VEGETATION
- 6565.22. DROUGHT
- 6565.23. VIOLATIONS

SECTION 6565.1. ESTABLISHMENT AND PURPOSE OF DESIGN REVIEW DISTRICT.

- A. In any district which is combined with the "DR" District, the regulations of this Chapter shall apply, except as qualified by Section 6565.1.B.
- B. On parcels zoned Resource Management-Coastal Zone (RM-CZ) or Planned Agricultural District (PAD) located in the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, the regulations of this Chapter shall apply only to residential development. If any portion of a structure is used for residential purposes, the entire structure is subject to Design Review.

Planning Permit Approval Process

Staff review

Application submittal

Zoning compliance/ completeness plan check.

Referrals to reviewing agencies for comment: Building, Public Works, Fire, Geotechnical, Water/Sewer Districts, MCC, others as warranted.

Staff determines if biological, geotechnical, coastal hazard, traffic studies are required, and what level of CEQA review (California Environmental Quality Act).

Staff-level permit approvals: grading, some improvement exception, second units, CDP exempt or not appealable to CCC.

Staff report preparation for hearing-level approvals and appeals.

Staff notifies CCC staff of County approvals that are appealable to CCC.

Public process

- [Large projects only] Pre-application public workshop, before formal application submittal. Written public comment to Planner and/or speak at workshop. Staff compiles report of public & agency comments.
- MCC agenda/comment on early referrals [particularly for projects with potential environmental or other significant impacts outside CDRC purview]. MCC is advisory only. Public written and/or oral comment at MCC and written comment to Project Planner.
- CDRC (Coastside Design Review Committee) public hearing for projects with residential component. CDRC purview limited to Midcoast Design Standards. Public written and/or oral comment.
- CEQA: If Mitigated Negative Declaration or EIR required, doc is posted for public review & written comment to Project Planner.
- Planning Commission public hearing, if required. Public written and/or oral comment.
- Appeals: to Board of Supervisors and/or CCC, by any person who participated or communicated their concerns to local government.

Midcoast Residential Growth Rate Limit

- New residential construction is limited to **40 dwelling units/year** (LCP Policy 1.23).
- New Accessory Dwelling Units (ADUs) are included in the annual limit. Total number of approved ADUs is limited to 466 in the Coastal Zone (Policy 3.22). Coastal Act & LCP supersede the State's ADU law which prohibits these limits.
- Limit applied at time building permit is issued.
- New units with affordability restrictions can exceed annual limit, but growth rate 3-year average must not exceed 40 units/year.
- LCP designates affordable housing as a priority land use for which water & sewer capacity is reserved.

Historical residential growth rate:

7-year average: 21/year

<u>YEAR</u>	<u># UNITS</u>
2014	11 – incl 2 ADU
2015	24 – incl 3 ADU
2016	32 – incl 2 ADU
2017	13 – incl 2 ADU
2018	26 – incl 7 ADU
2019	21 – incl 10 ADU
2020	22 – incl 9 ADU

WHY JOIN THE CDRC?

"I joined the CDRC as a way to connect with my new community, while offering professional expertise to help guide the aesthetics of development on the Coastside. I consider it a volunteer opportunity to give back to our community, and in turn I feel it has helped me be a better Architect. The opportunities to see how design guidelines are interpreted and applied to projects helps in my SMC projects as well as other jurisdictions, and I also find that the ongoing experience with public speaking and collaboration is of benefit to anyone who is willing to dedicate their time."

"Since I had recently moved to the Coastside, and was building a practice here, I was especially interested to better understand the local regulations."

"I wanted an opportunity to give back to my community, and the CDRC is a way to contribute to my community that utilizes my specific skills and education."

"It feels good being part of something with others that care about our community, and find some way to try to make a positive impact together. There have been many times that we have heard gratitude for our guidance, both from members of the public as well as applicants that felt the design of their home was greatly improved with our feedback. Knowing we have made a positive difference for these neighbors in our community makes the time commitment well worth it."

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