

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar*
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

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Chair Vice-Chair Secretary Treasurer

Date: June 22, 2016
To: Dennis Aguirre, Project Planner
Cc: Camille Leung, SMC Planning Dept.
From: Midcoast Community Council/ Chris Johnson, Chair
Subject: **PLN2016-00141, staff-level CDP and variance for new 2-story, 2718 sq/ft single-family dwelling including attached 2-car garage on 6705 sq/ft parcel, corner of Coronado/Alhambra, El Granada**

Via June 14 email, we requested further information for our June 22 agenda item on this planning application referral. To review:

- Please clarify that the parcel lines for APN 047-281-160 are correct on the project plans since they differ from the County GIS site.
- Please confirm that the previous development approved for this site, but not built, (PLN2005-00292) required no variance and please provide copy of the site plan and the 2006 Clear View Easement.
- We request a public hearing for this CDP.

Clear View Easement

Our most significant concern is to preserve the public ocean view from Coronado across the southern portion of this property. The Clear View Easement, as delineated on the plans, limits the height of development to 5 feet. We assume the height limit includes landscaping, per LCP Policy 8.12.b. The landscape plan indicates a solid 5-foot fence (where 4 feet is maximum height per zoning regulations) around the perimeter of all sides of the clear view easement. The planting plan includes linear groupings of “small trees” within the easement to augment the screening of the fence. Only the corner line-of-sight triangle and the 3 to 4 feet of ROW between the sidewalk and the property line fence is proposed for beautification of the streetscape. The variance application narrative states this should improve neighborhood appearance compared to the empty lot with ocean views. Nothing could be further from the truth. Please include landscape conditions:

- Limit fence height/materials in clear view easement to 4 feet with transparency no less than 50%, such as pickets.
- Limit all plant materials in clear view easement to those with mature height no greater than 3 feet for the dense body of the plant, and 5 feet for ephemeral blooms.

We note that the neighboring property on Alhambra has an unscreened seating area with scenic view that works well without blocking the view for everyone else. There is private backyard space on the north end of the parcel, as noted in the variance application narrative. The clear view easement is not the place to screen out the neighborhood.

Setbacks & Variance

Findings: The applicant requests a variance for a 10-foot rear setback (where 20 feet is required) at the side of the garage, claiming a hardship due to the clear view easement. With the front setback included in the easement, the net buildable area of the parcel is quite close

to the 5,000 sq/ft standard lot size of the zoning district. Indeed, a previous house was approved for this site without requiring a variance.

Driveway: The proposed house and driveway front on a side setback of only 10 feet, in contrast to the other houses on Coronado with at least 20-foot setbacks which leaves adequate parking space in front of their garages. We suggest the garage be further set back from the street so the driveway can accommodate parked cars without blocking the sidewalk which is a well-traveled beach and school route.

Thank you for your consideration of these comments.

