

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, February 18, 2004

7:30 PM at the 3-0 Café at the HMB Airport

Hwy. 1 between Moss Beach and El Granada

P&Z Agendas and other materials are available on-line at:

<http://mcc.sanmateo.org/pandz.html>

Chair:	Howard Lieberman
Vice Chair:	Karen Wilson
MCC Members:	Sara Bassler Charlie Gardner Paul Perkovic
Community Members:	Chuck Kozak

All members of the MCC P&Z Committee may be emailed at p&z@lists.sanmateo.org.

For any comments, questions, review of materials or for further information on agenda items, contact the Committee **Chair, Howard Lieberman**, at 650.712.0428 or at hlieberman@escatech.com.

1. Call to Order and Introductions

2. Public Comment: *The public and Committee Members may comment on any item not on the regular agenda. The P&Z Committee, however, can only act on the items on the regular agenda.*

3. Review of Agenda, Updates, Notices, Announcements and Discussion (if not completed by 7:45 PM, this item will be continued to later in the meeting)

4. Consent Agenda:

4a. PLN2003-00693: Coastal Development Permit Exemption and Resource Management/CZ Permit for a new 640 s/f single-story detached accessory building on a 423,150 s/f parcel located at 1604 Sunshine Valley Road in Moss Beach APN 037-052-280.

5. ITEMS SET FOR A SPECIFIED TIME: Items extending beyond set time limits will be continued to later in the meeting or to subsequent meetings. See addendum for project details

5a. PLN2003-00679: Coastal Development Permit Exemption and Coastside Design Review for a new 2203 s/f single-family residence and removal of 11 Eucalyptus trees on a 5000 s/f parcel located on El Granada Blvd. below Lewis Avenue in El Granada. APN 047-153-390.

5b. PLN2003-00680: Coastal Development Permit Exemption and Coastside Design Review for a new 2203 s/f single-family residence and removal of 10 Eucalyptus trees on a 5000 s/f parcel located on El Granada Blvd. below Lewis Avenue in El Granada. APN 047-153-400.

5c. PLN2003-00690: Tree Removal Permit to remove 27 diseased Monterey Pine trees surrounding 801 June Hollow Road in Montara. These trees have Pine Pitch Canker as diagnosed by an ISA certified arborist. APN 037-044-010

5d. PLN2003-00696: Coastal Development Permit and Design Review for a new 2300 square foot single family home with attached garage on a 7,765 square foot parcel at Lot 3, Block 17 in El Granada Highlands. 26 trees will need to be removed. APN 047-171-080.

5e. PLN2003-00712: Use Permit and Coastal Development Permit to replace an existing 764-819 sq. ft. single family residence in the Waterfront Zoning District (non conforming use) on a 5500 square foot parcel at 263 Yale Ave in Princeton, which was destroyed by a tree falling on it. Project includes adding two wooden decks. APN 047-115-170.

- 6. Discussion:** Consider MCC participation in Master Plan for MeasureA renewal.
- 7. Any urgency items that arrived after the posting of this agenda.**
- 8. Set future agendas and meeting dates.** Review and assignment of received applications, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *March 3, 2004*.

Project details: 02/18/04

4a. PLN2003-00693: Coastal Development Permit Exemption and Resource Management/CZ Permit for a new 640 s/f single-story detached accessory building on a 423,150 s/f parcel located at 1604 Sunshine Valley Road in Moss Beach APN 037-052-280.

Applicant: Sierra West **Owner:** Mondonca **Planner:** Laura Shiels
Zoning: RM/CZ **Parcel Size:** 423,150 s/f

Approve on Consent as presented - structure with adequate & conforming setback from residence, well, septic & road.

5a. PLN2003-00679: Coastal Development Permit Exemption and Coastsides Design Review for a new 2203 s/f single-family residence and removal of 11 Eucalyptus trees on a 5000 s/f parcel located on El Granada Blvd. below Lewis Avenue in El Granada. APN 047-153-390.

Applicant: Steve Conran **Owner:** Steve Conran **Planner:** Farhad Mortazavi

Zoning: R-1/S-17/DR **Parcel Size:** 5000 s/f
Lot Coverage: 33.2% (1662 s/f) **FAR:** 44% (2203 s/f)
Height: 33' **Setbacks:** (F/R/LS/RS):6 / 38.5 / 9 / 6.33

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5c. PLN2003-00690: Tree Removal Permit to remove 27 diseased Monterey Pine trees surrounding 801 June Hollow Road in Montara. These trees have Pine Pitch Canker as diagnosed by an ISA certified arborist. APN 037-044-010

Applicant: Sierra West Builders **Owner:** Mark Haynes/Sara Bassler **Planner:** Laurie Shiels
Zoning: RM/C2 **Proposed Replacement:** none

5d. PLN2003-00696: Coastal Development Permit and Design Review for a new 2300 square foot single family home with attached garage on a 7,765 square foot parcel at Lot 3, Block 17 in El Granada Highlands. 26 trees will be removed. APN 047-171-080.

Applicant: Brad Jaeb **Owner:** Bruce Blankenhorn **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR **Parcel Size:** 7765 s/f

Lot Coverage: 29.6% (2300 s/f) **FAR:** 33% (2566 s/f)
Height: 28' **Setbacks:** (F/R/LS/RS): 5 / 64 / 5 / 10

5e. PLN2003-00712: Use Permit and Coastal Development Permit to replace an existing 764-819 sq. ft. single family residence in the Waterfront Zoning District (non conforming use) on a 5500 square foot parcel at 263 Yale Ave in Princeton, which was destroyed by a tree falling on it. Project includes adding two wooden decks. APN 047-115-170.

Applicant: Turner, Rafael Gomez **Owner:** Steve and Mary Thorton **Planner:** Farhad Mortazavi

Zoning: W/AO/DR/CD **Parcel Size:** 5500 s/f
Lot Coverage: 14.8% (819 s/f) **FAR:** 14.8% (819 s/f)
Height: 14.3' **Setbacks:** (F/R/LS/RS):