

**Planning & Zoning and Public Works Committees of the  
MidCoast Community Council**  
PO Box 64, Moss Beach CA 94038  
*Serving 12,000 residents*

**Agenda for Wednesday, May 19, 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:	Sara Bassler
Vice:Chair:	Karen Wilson
MCC Members:	Howard Lieberman Paul Perkovic Kathryn Slater-Carter Gael Erickson
Community Members:	Chuck Kozak Neil Merilees

All members of the MCC P&Z Committee may be emailed at [p&z@lists.sanmateo.org](mailto:p&z@lists.sanmateo.org).  
For any comments, questions, review of materials or for further information on agenda items,  
contact the Committee **Chair, Sara Bassler**, at [sarabassler@earthlink.net](mailto:sarabassler@earthlink.net).

**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:** No Items

**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. PLN2004-00180:** Consideration of CDR and CDX to allow construction of a 3,093 s/f. SFR including a 420 s/f garage at 5th St. Montara btw Farralone and East. APN036-017-380.  
**7:45pm-15 mins.**

**5B. PLN2004-00176:** Consideration of CDR and CDX for the enclosure of the existing main entry and exposed stairway on existing house on a 7,234 s/f parcel 1034 San Carlos Ave, El Granada. APN 047-056-150. **8pm-15 mins.**

**5C. PLN2004-00092:** Consideration of Lot line Adjustment & CDP to reconfigure 3 parcels into 2 parcels resulting in Parcel A being 6,819 s/f & Parcel B being 6,969 s/f at 650 Stetson St.  
**8:15pm – 15 mins.**

**5D. PLN2004-00122:** Consideration of staff level CDP for brush & tree removal in accordance with HMB Fire District vegetation management requirements on an undeveloped 8,500 s/f lot on the northeast corner of Paloma and Balboa in El Granada. No significant trees to be removed. APN 047 105-090. **8:30pm – 15 mins.**

**5E. PLN2004-000105:** Consideration of CDP to remove 5 trees 3 Eucalyptus, 38", 36", 36" and 2 36" pines at 349 8th Street in Montara. APN: 036-023-040. **8:45pm – 15 mins.**

**5F. PLN2004-00029:** CDR and CDX to allow construction of a new SFR on a 5,500 s/f parcel at 531 Sonora Ave. El Granada. APN047-046-110. **9pm – 15 mins.**

**5G. Review of projects on Date Street in Montara for individual and cumulative issues regarding drainage, natural resource protection, sensitive habitat impact, and design. 9:15pm – 1hr.**

1. **PLN2004-00173:** CDR and CDX to allow construction of a new two-story 2,602.35 s/f. SFR with an attached garage on a 5,000 s/f parcel on the west side of Date Street, 125' south of Edison in Montara; APN 036-151-380.
2. **PLN2004-00183:** CDR and CDX to allow construction of a new two-story 3,118 s/f SFR on a 6,236 s/f parcel on the west side of Date St., 175' south of Drake St. in Montara. APN 036-161-340; Sharing a well with house next door - See PLN2004-00184 below.
3. **PLN2004-00184:** CDR and CDX to allow construction of a new 3,118 s/f SFR on a 5,960 s/f parcel on the west side of Date Street 125' south of Drake St. in Montara. APN 036-161-350. No trees to be removed; Sharing a well with house next door - See PLN2004-00183 above.
4. **PLN2004-00195:** CDR and CDX to allow construction of a new 3,860 s/f 2-story SFR including a 440 s/f. garage on a 8,125 s/f parcel on the east side of Date St. 225 ft. south of Edison St. in Montara. APN 036-152-310.

**6. PLN2003-00226:** Review and approval of draft letter to go to planner regarding this project (discussed at 5/5 P&Z meeting with applicant and owner): Consideration of Certificate of Compliance Type "B" to legalize parcel and CDP, Use-permit and staff-level design review to construct a new 2,373 s/f single-family residence on a 17,900 s/f parcel in the COSC zoning district at 400 Alhambra Ave. in El Granada. APN047-251-120. This will not be a rehashing of all the issues. **10:15pm – 15 mins.**

**7. Discussion & Action:** Review of outstanding referrals (**see addendum**), review of MCC positions on LCP Update Tasks for upcoming Planning Commission Hearings; review of tree removals, review past agendas for updates and discussion, review projects for future agendas.

**8. Any continuations from item 3 above.**

**9. Any urgency items that arrived after the posting of this agenda.**

**10. Set future agendas and meeting dates.** Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **June 2, 2004.**

**Agenda Item Details: 05/05/04**

**5A. PLN2004-00180:** Consideration of Coastside Design Review and Coastal Development Permit Exemption to allow construction of a 3,093 s/f. SFR including a 420 s/f garage at 5th St. Montara btw Farralone and East. APN036-017-380. No trees to be removed.

**Applicant:** Darbani Widjaja **Owner:** Same

**Planner:** Farhad Mortazavi

**Zoning:** R-1/S-17

**Lot Size:** 6,000s/f

**Lot Coverage:** 34.6% (max 35%)

**FAR:** 51.5% (max 53%)

**Height:** 26'9"

**Setbacks:**

Potential issues: Steel coating roof, stucco exterior walls, boxes are not

checked regarding grading or filling.

**5B. PLN2004-00176:** Consideration of Coastside Design Review and Coastal Development Permit Exemption for the enclosure of the existing main entry and exposed stairway on existing house on a 7,234 s/f parcel 1034 San Carlos Ave, El Granada. APN 047-056-150.

**Applicant:** Bill and Mary Hedrix      **Owner:** Same      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17      **Lot Size:** 7,234s/f      **Lot Coverage:**  
**FAR:**      **Height:**      **Setbacks:**

Potential Issues: “phase 1” vs. “phase 2”; does “phase 2” go into the 5 ft. side yard setback?

**5C. PLN2004-00092:** Consideration of Lot line Adjustment & Coastal Development Permit to reconfigure 3 parcels into 2 parcels resulting in Parcel A being 6,819 s/f & Parcel B being 6,969 s/f at 650 Stetson St.

**Applicant:** Paul Stremel      **Owner:**      **Planner:** Laurie Shiels  
**Zoning:**      **Lot Size:** 13,788 s/f ?      **Lot Coverage:**  
**FAR:**      **Height:**      **Setbacks:**

Potential Issues:

**5D. PLN2004-00122:** Consideration of staff level CDP for brush & tree removal in accordance with HMB Fire District vegetation management requirements on an undeveloped 8,500 s/f lot on the northeast corner of Paloma and Balboa in El Granada. No significant trees to be removed. APN 047 105-090.

**Applicant:** Kathryn Schoendorf.      **Owner:** Same      **Planner:** Laurie Shiels.  
**Zoning:** R-1/S-17/DR      **Lot Size:** 8,500s/f      **Lot Coverage:**  
**FAR:**      **Height:**      **Setbacks:**

Potential Issues:

**5E. PLN2004-000105:** Consideration of Coastal Development Permit to remove 5 trees 3 Eucalyptus, 38”, 36”, 36” and 2 36” pines at 349 8th Street in Montara. APN: 036-023-040

**Applicant:** James Heinzen      **Owner:** Same      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17      **Lot Size:**      **Lot Coverage:**  
**FAR:**      **Height:**      **Setbacks:**

Potential Issues:

**5F. PLN2004-00029:** CDR and CDX to allow construction of a new SFR on a 5,500 s/f parcel at 531 Sonora Ave. El Granada. APN047-046-110.

**Applicant:** Ron Patton      **Owner:** Jeanette Kalabolas      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17      **Lot Size:** 5,500 s/f      **Lot Coverage:** 30.2%  
**FAR:** 49.4%      **Height:** 28’      **Setbacks:** (F/R/LS/RS) 30/22/9’6”/6’

Potential Issues: driveway, conformance with neighborhood character

**5G. Review of projects on Date Street in Montara for individual and cumulative issues regarding drainage, natural resource protection, sensitive habitat impact, and design.**

- 1. PLN2004-00173:** CDR and CDX to allow construction of a new two-story 2,602.35 s/f. SFR with an attached garage on a 5,000 s/f parcel on the west side of Date Street, 125’ south of Edison in Montara; APN 036-151-380.

**Applicant:** Jack Chu                      **Owner:** Saucedo & Queeley   **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR                      **Lot Size:** 5,000 s/f                      **Lot Coverage:** 34.3% (1,715 s/f)  
**FAR:** tbd: Max=53%                      **Height:** 24.75'                      **Setbacks:** (F/R/LS/RS) 20/20/8/6

2. **PLN2004-00183:** CDR and CDX to allow construction of a new two-story 3,118 s/f SFR on a 6,236 s/f parcel on the west side of Date St., 175' south of Drake St. in Montara. APN 036-161-340; Sharing a well with house next door - See PLN2004-00184 below.

**Applicant:** Greg Ward                      **Owner:** Botieff                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR/                      **Lot Size:** 6,236 s/f                      **Lot Coverage:** 32.6% (2,032 s/f)  
**FAR:** 50% (3118 s/f)                      **Height:** 26'                      **Setbacks:** (F/R/LS/RS) 28.25/27/10/5

3. **PLN2004-00184:** CDR and CDX to allow construction of a new 3,118 s/f SFR on a 5,960 s/f parcel on the west side of Date Street 125' south of Drake St. in Montara. APN 036-161-350. No trees to be removed; Sharing a well with house next door - See PLN2004-00183 above.

**Applicant:** Greg Ward                      **Owner:** Botieff & Barton                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR                      **Lot Size:** 5,960 s/f                      **Lot Coverage:** 34.1% (2,032 s/f)  
**FAR:** 52.3% (3,118 s/f)                      **Height:** 27.5'                      **Setbacks:** (F/R/LS/RS) 20/21.25/10/5

4. **PLN2004-00195:** CDR and CDX to allow construction of a new 3,860 s/f 2-story SFR including a 440 s/f. garage on a 8,125 s/f parcel on the east side of Date St. 225 ft. south of Edison St.in Montara. APN 036-152-310.

**Applicant:** Robert Lancer                      **Owner:** Same                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR                      **Lot Size:** 8,125 s/f                      **Lot Coverage:** 27% (2,194 s/f)  
**FAR:** 47.5% (3,859 s/f)                      **Height:** tbd: max=28'                      **Setbacks:** (F/R/LS/RS) 20/~74/10/5

7. Items to be discussed for determination of scheduling, relevance and priority only:

- a. Scheduling of further review of **PLN2000-00812** for submittal of **Development Feasibility Study:** Coastal Development Permit, PAD Permit & Minor subdivision to subdivide a 152.89 acre parcel with two density credits into 2 parcels of 4.79 acres ad 148.1 acres, conversion of 3 agricultural wells, construction of new 6,456 s/f single family residence on the 148.1 acre parcel, and legalization of existing mobile home as temporary housing during construction, at 300 San Juan Ave, El Granada. APN 047-320-060

- b. Review for future agendas, clarification, determination of status/relevance, or request of additional materials from County planning staff concerning:

**PLN2004-00174:** CDR and CDPX for a new two-story 3191 sq. ft. SFD with an attached garage on a 6022 s/f parcel on the south side of Balboa Ave. between Montecito and Paloma Aves in El Granada; APN 047-101-080; height 27'7"; lot coverage 33%; FAR 53%. (Karen)

**PLN2004-00198:** CDR and CDR for new one story 2,433 sq. ft. SFD on a 5,500 sq. ft parcel on north side of 5th St. between Main St. and Cabrillo Highway in Montara; APN036-048-170; Height 16'; lot coverage 44%; FAR 44%. (Neil)

- c. Any other received referrals available for committee consideration and review.