

**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, June 2, 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.
For any comments, questions, review of materials or for further information on agenda items,
contact the Committee **Chair, Sara Bassler**, at 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: Cover letter to County re: PLN2001-00837, 00838: 2 identical large homes on Birch St in Montara between George and Hart with our original letter enclosed, reminding county of our concerns about this project.

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. PLN2000-00262: Consideration of major design revisions to a previously approved project for a new two-story 2,355 s/f single-family residence on a 4,187 s/f lot on the southeast corner of Cypress and Pearl (560 Cypress) in Moss Beach. APN 037-185-010 & 350. (Karen). **7:45pm-20 mins.**

5B. PLN 2002-00533: Consideration of Minor Subdivision & Coastal Development Permit to subdivide an existing 0.78 acre parcel into 3 separate parcels, 18,000 sq./ft. 6,900 sq. /ft & 6,850 sq/ft. at 3360 Cabrillo North Highway. APN: 048-042-260 MCC P&Z reviewed this project on 3/17/04, but there have been revisions. No letter sent. (Howard) **8:05pm-15 mins**

5C. PLN2004-00174: Consideration of 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; no trees to be removed. APN 047-101-080 (Karen) **8:20pm-30 mins.**

5D. 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. (Chuck) **8:50pm-30 mins.**

5E. PLN2004-00198: Consideration of 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; no trees to be removed. APN036-048-170; (Neil) **9:20pm-15 mins.**

5F. PLN2004-00209. Consideration of a use permit, CDP & CDR for a 913 s/f addition on a 11,810 s/f. The project includes modification of an existing non-conforming structure encroaching the front setback, requiring the use permit at 238 El Granada Blvd, El Granada. One 12" d.b.h. redwood tree to be removed. APN047-193-160. (Neil) **9:35pm-30 mins.**

6. Discussion regarding notification of neighbors when a project is being reviewed at Planning & Zoning. (Neil) **10:05pm – 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 16, 2004.**

Agenda Item Details: 06/02/04

5A. PLN2000-00262: Consideration of major design revisions to a previously approved project for a new two-story 2,355 s/f single-family residence on a 4,187 s/f lot on the southeast corner of Cypress and Pearl (560 Cypress) in Moss Beach. APN 037-185-010 & 350. This item was reviewed by the MCC P&Z Committee on 9/6/04 and again on 4/21/04. The county apparently denied his revisions and applicant requested that we review the project again. Chuck wrote letter from 4/21/04. (Karen)
Applicant: Phil Gruber **Owner:** Same **Planner:** James Singleton
Zoning: R-1/S-17/DR/CD **Parcel Size:** 4,187 s/f **Lot Coverage:** tbd
FAR: 49.5% (2073 s/f) **Height:** 24.5' **Setbacks:** (F/R/LS/RS) 20/20.5/12/5

5B. PLN 2002-00533: Consideration of Minor Subdivision & Coastal Development Permit to subdivide an existing 0.78 acre parcel into 3 separate parcels, 18,000 sq./ft. 6,900 sq. /ft & 6,850 sq/ft. at 3360 Cabrillo North Highway. APN: 048-042-260. MCC P&Z reviewed this project on 3/17/04, but there have been revisions. No letter sent. (Howard)
Applicant: David & Holly Brinton **Owner:** Same **Planner:** Mike Schaller
Zoning: R-1/S-17/DR/CD **Parcel Size:** 0.78 acre **Lot Coverage:**
FAR: 49.5% (2073 s/f) **Height:** **Setbacks:** (F/R/LS/RS)

5C. PLN2004-00174: Consideration of 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; no trees to be removed. APN 047-101-080 (Karen)
Applicant: Jack Chu **Owner:** Elvira & Osualda Vaz **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 6022 s/f **Lot Coverage:** 33%
FAR: 53% **Height:** 27'7" **Setbacks:** (F/R/LS/RS): 33'6"/26'6"/7'/8'

Potential issues: second floor is slightly larger (1386.60 sq ft) than first floor (1382.83 sq. ft); 18% downslope from front property line-does house conform to this?; parcel is btw two-existing homes-how does it fit in with them?

5D. 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. (Chuck)

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

5E. PLN2004-00198: Consideration of 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; no trees to be removed. APN036-048-170; (Neil)

Applicant: David Hirzel **Owner:** Kathy Rain **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 7500 s/f **Lot Coverage:** 44%
FAR: 44% **Height:** 16' **Setbacks:** (F/R/LS/RS): tbd

Potential issues: mitigation of drainage issues.

5F. PLN2004-00209. Consideration of a use permit, CDP & CDR for a 913 s/f addition on a 11,810 s/f. The project includes modification of an existing non-conforming structure encroaching the front setback, requiring the use permit at 238 El Granada Blvd, El Granada. One 12" d.b.h. redwood tree to be removed. APN047-193-160. (Neil)

Applicant: Terry Ramseyer **Owner:** Same **Planner:** James Singleton
Zoning: R-1/S-17/ **Parcel Size:** 11,810 s/f **Lot Coverage:** 16.1%
FAR:25.5% **Height:**33' **Setbacks:** (F/R/LS/RS) 12/5-'3.5"/9-8.5"

Potential issues: Planner will be meeting with applicant to revise plans – deemed incomplete and per Neil they are very hard to read.

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 and 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:**

1. PLN2004-00169. Consideration of a CDP for a water main extension to accommodate a fire sprinkler system for a proposed residence, as required by the Montara Water & Sanitary District at 1158 Howells St. Montara. APN 036-282-340. The application states that there was a CDX submitted and granted for the house plans and well. Grading/Road PLN1999-00033; Well permit 04'-0108; BLD2004-00308 (Paul has file)

Applicant: Linda Stark **Owner:** Same **Planner:** Laurie Shiels
Zoning: R-1/S-17/DR/CD **Lot Size:** 6,000s/f

2. PLN2004-00220. Consideration of a CDR and CDX for a new 1,995 s/f SFD & 400s/f garage on a 5,202 s/f parcel. No trees to be removed at 9510 Cabrillo Hwy, Moss Beach. APN: 037-171-190. (I have file, to be assigned.)

Applicant: Ray Schmitt **Owner:** Corey Dunphy **Planner:** Farhad Mortazavi
Issue: Application not complete and need extension for comments. Sent e-mail x2 to Alison Sand (she sent me e-mail saying application had been sent) and asked her to send missing documentation.

3. PLN2004-00218. Consideration of a CDP to allow a 10' x 20' seasonal fruit and vegetable stand on the west side of highway one in El Granada, just south of the north end of Capistrano and approximately across the highway from Coral Reef Ave. (????map hard to read). APN047-081-130.

Applicant: Tom & Pete's Produce **Owner:** Dover Crest LLC **Planner:** Sara Bortolussi
Zoning: PAD **Parcel Size:** **Lot Coverage:**
FAR: **Height:**12'6" **Setbacks:** (F/R/LS/RS)

4. PLN2004-00245. Consideration of a CDP to construct improvements to an existing sewage pump station operated by MW&SD (Niagara Pump Station located on The Strand in Montara near Niagara). The project work does not extend beyond existing site.

Applicant: Montara Water & Sanitary Dis **Owner:** San Mateo Co **Planner:** Mike Schaller

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