

**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 30, 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:** Consideration of a letter supporting a lot line adjustment for APN 047-293-360 and 047-293-380 to make both parcels conforming. PLN is 2004-00305:

#1) (Schaer) 047-293-360 is 903 Malaga, El Granada. Existing 4,875; Proposed 5606.25; addition of 731.25. This house was built without the correct set backs, this will make it conforming.

#2) (Varsanyi) 047-293-380 is 730 Cabrillo Ave, El Granada. Existing 7312.50; Proposed 6581.25; less 731.25. This house has a larger lot, with more than enough set backs to add a portion of the side yard to the above rear yard.

**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. PLN2004-00208.** A change of a flat roof to a 5 to 12 pitched roof at 165 Reef Point Rd. Moss Beach. (Kathryn). **8:00pm-15 minutes.**

**5B. PLN2002-00533.** A subdivision of a 0.78 acre parcel into 3 separate parcels at 3360 Cabrillo North Highway in Miramar. (Howard) **8:15pm-45 minutes.**

**5C. PLN2000-00812.** Subdivision and new house at 300 San Juan Ave, El Granada. (Chuck) **9:00pm-1 hour.**

**5D.** Discussion and action concerning lack of application of LCP Policies and CEQA requirements for development on residential parcels within the "categorical exclusion area." (Chuck) **10:00pm-30 minutes**

**6. Discussion & Action:**

a. 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.

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

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

**9. 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, *July 7, 2004*.

**Agenda Item Details: 06/30/04**

**5A. PLN2004-00208.** Consideration of a CDR % CDX to allow existing flat roof to change to a 5 to 12 pitched roof. Proposed height will be 19' 11". New roof will be of "Lt Wt Concrete Tile" in gray at 165 Reef Point Rd, Moss Beach. APN: 037-123-550. (Kathryn)

**Applicant:** Steve & Debbie Pizzo      **Owner:** Same      **Planner:** Farhad Mortazavi

**Zoning:** R-1/S-17/DR/CD      **Parcel Size:** 22,428 s/f      **Lot Coverage:**

**FAR:**      **Height:** 19' 11"      **Setbacks:** (F/R/LS/RS)

Scheduled for design review on July 8<sup>th</sup>, packets being sent out June 29<sup>th</sup>, so need to get letter to Farhad ASAP and ask him to bring it to DR.

**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)

Issues: Neighbors have issues with project which need to be explored.

**5C. PLN2000-00812.** Continued consideration of the **Development Feasibility Study** for a 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 and the conversion of 3 agricultural wells at 300 San Juan Ave, El Granada. APN 047-320-060. The construction of a 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 was reviewed at our last meeting on June 16, 2004.

**5D.** Discussion and action concerning lack of application of LCP Policies and CEQA requirements for development on residential parcels within the "categorical exclusion area", specifically in relation to protection of natural resources, sensitive habitats, and natural drainage systems. Report on meetings with Planning Staff and County Counsel regarding current county policies to exempt this development from direct LCP or CEQA requirements and the results as seen in approved and pending projects. Background information will be available before the meeting.

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

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

1. **PLN2001-00576:** Consideration of an administrative CDR for a new 3,824 s/f, 3-story SFR including a 651s/f attached garage on a 8,663 s/f parcel at 119 Highland Ave., El Granada. APN: 047-161-100.

**Applicant:** John Boggs      **Owner:** Same      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17      **Parcel Size:** 8,663 s/f      **Lot Coverage:** unk.  
**FAR:** unk      **Height:** unk      **Setbacks:** unk..

(Gael has file. Tentatively scheduled for 7/7 P&Z mtg – told planner)

2. **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

(Ask Chuck when he wants this scheduled along with other Date St. projects and issues.)

3. **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:** Sara Bortolussi  
**Zoning:**      **Parcel Size:**      **Lot Coverage:**  
**FAR:**      **Height:**      **Setbacks:** (F/R/LS/RS)

(Assigned to Paul. Delay scheduling until hear from planner re CDP for water extension vs. water storage tank.)

4. **PLN2004-00256:** Consideration of an after-the-fact CDP for the removal of 36 Eucalyptus trees, various sizes, on a vacant lot with a pending Design Review application for a new residence (County file # PLN2001-00464) at Isabella Rd. El Granada. APN:047-192-440

**Applicant:** Robert Cioe      **Owner:** Same      **Planner:** Sara Bortolussi  
**Zoning:** R-1/S-17/DR/CD      **Parcel Size:** 9,728.55 s/f      **Lot Coverage:**  
**FAR:**      **Height:** 19' 11"      **Setbacks:** (F/R/LS/RS)

(Karen has file. Tentatively scheduled for 7/7 P&Z mtg – told planner)

5. **PLN2001-00649:** Consideration of a CDP for new SFR to replace a burned down SFR. Project referred back to MCC to review proposed changes to windows and door entrance at 324 Main St, Montara. APN: 036-032-220.

**Applicant:** Michael Champion      **Owner:** Same      **Planner:** James Singleton  
**Zoning:**      **Parcel Size:**      **Lot Coverage:**      **FAR:**  
**Height:**      **Setbacks:** (F/R/LS/RS)

(Needs to be assigned – tent scheduled for 7/7 P&Z mtg)

6. **PLN2004-00307:** Consideration of a CDP and DR review for a 775 s/f addition to an existing house in the County Scenic Corridor in Miramar at 465 3<sup>rd</sup> Ave. HMB. Project site is within the CCC appeals jurisdiction. APN: 048-042-180.

**Applicant:** David Hirzel      **Owner:** Andre Franco      **Planner:** Sara Borolussi  
**Zoning:** R1/S17/CZ      **Parcel Size:** 10,750 s/f      **Lot Coverage:**  
**FAR:**      **Height:** 14' 6"      **Setbacks:** (F/R/LS/RS)

(Needs to be assigned – tent acheduled for 7/7 P&Z mtg)

**PLN2004-00291:** Consideration of a CDX and CDR for a new 3,055.95 s/f SFR with attached 2-car garage at lot #6 & #7, block #23 of Palma Ave., El Granada. APN:047-234-290.

**Applicant:** Jack Chu                   **Owner:** Jeff and Eliz Garibaldi                   **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR                   **Parcel Size:** 5,872 s/f                   **Lot Coverage:** 33.9%.  
**FAR:** 52%                   **Height:** 27'                   **Setbacks:** (F/R/LS/RS) 22'/30'4"/7'6"/7'6"

(Needs to be assigned. Can it go straight to DR? Tent scheduled for 7/21 P&Z – emailed Farhad re scheduling)

**PLN2004-00216.** Consideration of a LLA and CDX for 2 parcels in Montara. The parcels run from Cedar to Birch St. between George and Harte. APNs: 036-103-360, 036-103-370, 036-103-440, 036-103-470, 036-103-480

**Applicant:** Mark & Van Stegmaier   **Owner:** Same                   **Planner:** Olivia Sun Boo  
**Zoning:**                   **Parcel Size:** Current=9384 s/f, Proposed= 6256 s/f   **Lot Coverage:**

(Needs to be assigned – tent scheduled for 7/21 P&Z– emailed planner re scheduling.)

**PLN2004-00283:** Consideration of a CDP/RM permit to extend the water-main for placement of a fire hydrant, as part of SFR approval (PLN2003-00678 or PLN2004-00461 or BLD2004-00461???) as requested by HMB Fire Dept. at 1450 Alamo St. Montara APN:036-291-220

**Applicant:** Robert Bloomer                   **Owner:** Same                   **Planner:** Olivia Sun Boo  
**Zoning:** RMCZ                   **Parcel Size:** 49,500 s/f

(Needs to be assigned – tent scheduled for 7/21 P&Z– emailed planner re scheduling.)

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