

**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, July 7, 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>

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| 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:** None
- 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. PLN2001-00576:** A new house at 119 Highland Ave., El Granada. (Gael) **7:45pm-30 minutes.**
- 5B. PLN2001-00631:** A new house on a substandard parcel located on Sonora Avenue, El Granada. This is being heard by the Zoning Officer on July 15, 2004. (Chuck) **8:15pm-15 minutes.**
- 5C. PLN2001-00649:** Review proposed changes to windows and door entrance on house at 324 Main St, Montara. (Karen) **8:30pm-10 minutes.**
- 5D. PLN2004-00067:** A new house at 321 Las Flores, Montara. (Sara) **8:40pm-20 mins.**
- 5E. PLN2004-00256:** Removal of 36 Eucalyptus trees, various sizes, on a vacant lot at Isabella Rd. El Granada. (Karen) **9:00pm-15 minutes.**
- 5F. PLN2004-00307:** An addition to an existing house in Miramar at 465 3rd Ave. HMB. (Neil) **9:15pm-15 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.
- b. Discuss P&Z meeting protocol and procedures.

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 21, 2004*.

Agenda Item Details: 07/07/04

5A. 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. (Gael)

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| 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.. |

5B. PLN2001-00631: Consideration of re-issuing P&Z's previous letter or writing a new one regarding a Use Permit, CDR and Design Review for a 1,576 sq ft single-family residence on a substandard 3,417 sq ft parcel located on Sonora Avenue, El Granada. APN: 047-062-170. This is being heard by the Zoning Officer on July 15, 2004. (Chuck)

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| Applicant: Guido Cordova | Owner: Same | Planner: Sara Bortolussi |
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5C. 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. (Karen)

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| Applicant: Michael Champion | Owner: Same | Planner: James Singleton |
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5D. PLN2004-00067: Consideration of a CDP and a Resource Management Permit to construct: 1) a 1,800 s/f SFD with attached 2-car garage (total 2400 s/f) & 2) a rain water drainage system around new SFD and driveway at 321 Las Flores, Montara. There are 4 stakes with yellow string set up showing location of house. No trees to be removed. APN: 036-243-090. (Sara)

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| Applicant: Gerald & Nanette Meek | Owner: Same | Planner: Dave Holbrook |
| Zoning: RM/CZ | Parcel Size: 1.39 ac | Lot Coverage: unk |
| FAR: unk | Height: 15' | Setbacks: (F/R/LS/RS): unk |

5E. 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. (Karen)

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| Applicant: Robert Cioe | Owner: Same | Planner: Sara Bortolussi |
| Zoning: R-1/S-17/DR/CD | Parcel Size: 9,728.55 s/f | Lot Coverage: |

5F. 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 3rd Ave. HMB. Project site is within the CCC appeals jurisdiction. APN: 048-042-180. (Neil)

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)

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. **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

(Chuck has file. Tentatively scheduled for 7/21. Emailed planner)

2. **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.)

3. **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"

(Gael has file. Tent scheduled for 7/21 P&Z – emailed Farhad re scheduling)

4. **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:

(Chuck has file. Tent scheduled for 7/21 P&Z– emailed planner re scheduling.)

5. **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

(Sara has file. Tent scheduled for 7/21 P&Z– emailed planner re scheduling.)

6. PLN2004-00293: Consideration of a CDx and CDR for a new 107.5 s/f lower deck and a 432.50 s/f upper deck to replace existing decks at 722 Buena Vista St., Moss Beach APN:037-067-180

Applicant: John Gruver **Owner:** Tilley and Gruver **Planner:** Farhad Mortazavi

Zoning: R-1/S-17/DR **Parcel Size:** 6200 s/f **Lot Coverage:** unk

FAR: unk **Height:** 26' **Setbacks:** (F/R/LS/RS): 20/???

Issues: Lot coverage and FAR unclear because they imply no change when they are replacing a lower deck but adding upper decking and stairs. Also replacing two windows with sliding glass doors.

(Needs to be assigned. Tent scheduled for 8/4/04) Sent Farhad an e-mail re scheduling.

7. PLN2004-00300: Consideration of a CDX and DR for a 2,485 s/f SFR, including a 2 car garage, which is proposed 5 ft from the front property line because the front half of the lot has a slope >14%, on a 5,000s/f parcel on El Granada Blvd, El Granada. APN: 047-153-260.

Applicant: Charles Chan **Owner:** Ting Kung & Maggi Chow **Planner:** Farhad Mortazavi

Zoning: R-1/S-17/DR/CD **Parcel Size:** 5,000s/f **Lot Coverage:** unk

FAR: unk **Height:** 33' **Setbacks:** (F/R/LS/RS): 5/5/5/>20

Issues: Don't LS and RS have to equal 15'? Comment about "left overhang may be encroaching." Asking for 33' height because of 30% slope lot but they also state they are requesting 5' front setback because of greater than 14% slope, need to clarify slope of lot and allowed exceptions to setbacks and height. Needs to be assigned. Tent scheduled for 8/4/04. Sent Farhad an email rescheduling.

8. PLN2004-00308: Consideration of a CDX and DR for a new 3,492 s/f 2-story SFR, including a 2-car garage on a 6,263 s/f parcel at Purisima Way, HMB. APN: 048-062-100, 048-062-110, 048-062-120

Applicant: Ken Coverdell **Owner:** Same **Planner:** Farhad Mortazavi

Zoning: R-1/S-94/DR/CD **Parcel Size:** 8,998 s/f (7373 s/f w/o easement) **Lot Coverage:** 23.7%

FAR: 48% **Height:** 27'3" **Setbacks:** (F/R/LS/RS): 20/20/5/10

Issues: Legal non-conforming parcel? Comments: "Believe setbacks should be taken from edge of easement closest to SFO & if this is correct than SB is non-conforming. Please check background on SB requirement." "Check easement description, not sure if 25' or 50' wide. Subtracted 25' easement to calculate lot coverage and FAR. Check to make sure whole easement should not be subtracted." Needs to be assigned. Tent scheduled for 8/4/04. Sent Farhad an email rescheduling.

9. 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. APN047-081-130.

Applicant: Tom & Pete's Produce **Owner:** Dover Crest LLC **Planner:** Sara Bortolussi

Zoning: PAD **Height:** 12'6"

(Assigned to Gael and Chuck. Clarifying location with applicant and will return to P&Z. Planner aware.)

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