

**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 21, 2004**

**7:30 PM at the Granada Sanitary District**  
504 Avenue Alhambra Ste 202, El Granada  
(Across the street and slightly south from Ave Balboa)  
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:** None

**5. ITEMS SET FOR A SPECIFIED TIME: These times are ESTIMATES ONLY.** Items extending beyond set time limits may 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). Plus discussion regarding email from Dave Holbrook re height. **7:45pm-30 minutes.**

**5B. PLN2004-00154:** Road improvements to Date Street between Edison and Franklin in Montara. (Chuck) **8:15pm-30 minutes.**

**5C. PLN2004-00169.** Installation of a 2,500 gallon water storage tank underground at 1158 Howells St. Montara. (Paul) **8:45pm-15 minutes**

**5D. PLN2004-00216.** A lot line adjustment for 2 parcels in Montara. The parcels run from Cedar to Birch St. between George and Harte. (Chuck) **9:00pm-15 minutes.**

**5E. PLN2004-00283:** Extension of the water-main for placement of a fire hydrant at 1450 Alamo St. Montara APN:036-291-220. (Sara) **9:15pm-15 minutes.**

**5F. PLN2004-00291:** A new house at lot #6 & #7, block #23 of Palma Ave., El Granada. (Gael) **9:30pm-15minutes.**

**6. Discussion & Action:**

- a. Review of MCC positions and response for LCP Update Tasks for upcoming Planning Commission Hearings, review of tree removals, review past agendas for updates and discussion.
- b. P&Z meeting protocol and procedures and improved communication with community.

**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.** Review of outstanding referrals (**see addendum**), assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **August 4, 2004.**

**Agenda Item Details: 07/21/04**

**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)

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

Issue: This project was reviewed on 7/7. We will be discussing height issue only in conjunction with the email from Dave Holbrook regarding height in S-17 district and the Interim Ordinance. (email attached at end of agenda)

**5B. PLN2004-00154:** Coastal Development Permit for road improvements to Date St between Edison and Franklin in Montara. New road will provide access to proposed SFD's. Road improvements include installation of underground utilities, PG&E, cable & phone. APN: 036-000-000. (Chuck)

<b>Applicant:</b> Larry Ross	<b>Owner:</b> County of San Mateo	<b>Planner:</b> Olivia Sun Boo
<b>Zoning:</b> R-1/S-17/DR	<b>Parcel Size:</b>	<b>Lot Coverage:</b>

**5C. PLN2004-00169.** Consideration of a CDP to install a 2,500 gallon water storage tank 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).

<b>Applicant:</b> Linda Stark	<b>Owner:</b> Same	<b>Planner:</b> Sara Bortolussi
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**5D. 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. (Chuck)

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

**5E. 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. (Sara)

**Applicant:** Robert Bloomer  
**Zoning:** RMCZ

**Owner:** Same  
**Parcel Size:** 49,500 s/f

**Planner:** Olivia Sun Boo

**5F. 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. (Gael)

**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"

**9. Set future agendas and meeting dates.** Items to be discussed for determination of scheduling, relevance, priority, and missing materials only:

**A. 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 has file. Tent scheduled for 8/4/04)

**B. 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 (Karen has file. Tent scheduled for 8/4/04) Sent Farhad an e-mail re scheduling.)

**C. 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. (Neil has file. Tent scheduled for 8/4/04. Sent Farhad an email re scheduling.)

**E. 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 (Chuck has file. Tent scheduled for 8/4/04. Sent Farhad an email rescheduling.)

**F. PLN2004-00288:** Consideration of a CDP and DR review for a 886 s/f addition to an existing house in Miramar at 240 Medio Ave., HMB. Remodel existing garage into living space, add new garage, minor additions to second fl and front entry. New siding, roofing and windows. Project site is within the CCC appeals jurisdiction. APN: 048-034-030. Needs to be assigned and scheduled. Planner says either 8/4 or 8/18 is ok.

**G. PLN2004-00296:** Consideration of a CDX , CDR and grading permit for a new 5,006 s/f SFR with attached 3-car garage at Del Monte Rd, El Granada, near Ave. Portola. (Lots 32 & 33 – Block 9; El Granada Highlands subdivision No. 2) Project involves approx 1,000 cubic yards of grading & removal of 5 trees (incl. 1 significant pine tree). APN:047-143-460 (merged APN 047-143-010 & 020). Needs to be assigned and scheduled. Planner says either 8/4 or 8/18 is ok.

**H. PLN2004-00313.** Consideration of a LLA and CDP for 2 parcels in Moss Beach. It appears to involve 2009 Vallemar and lot between 2009 Vallemar and 2008 Vallemar, but needs to be clarified. APNs: 037-085-030 & 037-085-060  
Needs to be assigned and scheduled. Postpone til Sept. Planner'll send additional information.

**I. PLN2004-00323.** Consideration of a CDR and CDX for a new 2,740 s/f SFR including a 563 s/f garage on a 6,319 s/f/ parcel at 580 Vallejo, El Granada APNs: 047-134-010  
Needs to be assigned and scheduled. Sent email to planner that tentatively scheduled for 8/18.

**J. PLN2004-00325.** Consideration of a CDR and CDX for a new 266 s/f second floor addition to an existing 2,267 s/f SFR on a 5,000 s/f parcel at 438 Avenue Portola, El Granada. No trees to be removed. APN: 047-243-070

Needs to be assigned and scheduled. Sent email to planner that tentatively scheduled for 8/18.

**K. PLN2004-00330:** Consideration of a CDP and LLA to transfer 2,540 s/f between 2 parcels at 900 Hawthorne St. Montara (Corner of Hawthorne & Portola). APN:036-113-010 & 037-043-020. Needs to be assigned and scheduled. Schedule at earliest 8/18 per planner

**L. PLN2004-00218.** A 10' x 20' seasonal fruit and vegetable stand. (Previously heard at P&Z. Clarifying location with applicant and will return to P&Z – Gael and Chuck)

**M. PLN2004-00067:** A 1,800 s/f SFD at 321 Las Flores, Montara. (Reviewed at P&Z 7/7; need additional information. Letter sent to planner. Will reschedule - Sara)

**N. PLN2002-00533.** A subdivision at 3360 Cabrillo North Highway in Miramar. (Reviewed at 6/30 P&Z. More info requested from County. Will reschedule - Howard)

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

For Item 5A. Email from Dave Holbrook:

>>> Dave Holbrook 7/8/2004 9:50:18 AM >>>

I want to clarify an issue around height that's been misinterpreted by both planning staff & residents; the issue arises particularly when older DR projects, typically submitted under the previous S-17 Interim Ordinance & where Design Review was & will be reviewed by staff. Last evening a proposed SFD on Highland Ave. in EG was reviewed by the MCCC. I am thoroughly aware of this project & did extensive research into critical issues around what regs it was & would be subject to, particularly around the height issue. Several months ago, when Mr. Boggs requested that our processing of his project continue, we resolved the following:

1) While he needed to make revisions to the house to remove some wrap-around deck encroachments & other issues (his latest plans show those revisions), review of his project would be subject to the S-17 Interim Ordinance regs, which were adopted on 11/14/00 & remained in effect until the current, permanent regs formally took effect on 9/20/01 (his application was submitted on 8/23/01).

2) The subject Int. Ord. left out any reference to S-17 districts; it mentioned S-9, S-10 & S-13. Many thought the S-13 reference was a typo & should have been S-17, but this is NOT the case, as I've clarified with George Bergman who wrote the ordinance. There IS some S-13 zoning in the Mid-Coast & that's why it was indicated. At the time the Int Ord became effective, the planners asked & were informed by George that, regarding height, the Int Ord purposely omitted the S-17's 28' ht limit because that standard had remained unchanged from the old S-17 regs; thus there was no need to repeat that limit in the Int Ord. HOWEVER, what ALSO remained effective in the old regs that we (recently) & others have forgotten was a provision that allowed house height to go up to a max of 36' when an uphill sewer connection was necessary [old Sec 6300.2.4.(b)(1)]. Mr. Boggs was aware of this provision when he initially submitted & our notes in PLN case don't challenge this assumption. Unfortunately, as his case has come to light in the last few weeks, having occurred while I was on vacation, Farhad didn't have the benefit of my history around the issue of allowing such a height limit in such cases. Even when the old S-17 regs were in effect awhile ago, it was a rarely used provision, so its existence may have been overlooked when the Int Ord was adopted; George doesn't even recall. But regarding height, that provision remained in any case & was & continues to be available to such applicants who had submitted back then but are currently being processed. It doesn't imply that any such design passes thru even a staff-administered DR process unchallenged, but such a proposal does meet the basic zoning reqts in effect at the time, albeit as an exception at the discretion of the Design Review Officer (as indicated in the S-17 provision) taking all comments & applicable DR standards into consideration. While the MCCC may have comments as to the project's general design (including height in the context of the previous DR standards) - as may we - I just wanted to clarify this issue so the MCCC could provide their comments in the proper context. Since Sara Bassler apparently doesn't have e-mail, I'll mail a copy of this to her & have asked Farhad to make sure the MCCC reconsiders this.