

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

<p>Agenda for Wednesday, February 1, 2006 7:00 PM at the Granada Sanitary District Office 504 Avenue Alhambra, Suite 305 (across from Ave. Balboa) El Granada, CA</p> <p>P&Z Agendas and other materials are available on-line at: http://midcoastcommunitycouncil.org/pandz.html</p>	<p>Chair: Sara Bassler Vice-Chair: John Weston MCC Members: Howard Lieberman Terri Green Kathryn Slater-Carter Gael Erickson Community Members: Chuck Kozak Neil Merilees Michael Clardy Karen Wilson</p>
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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

1A. Received Applications Review and Pre-Screening

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:** Items on the Consent agenda are voted on as one item in the manner presented. An item may be requested by anyone to be removed from Consent and added to the regular agenda.
None
5. **ITEM SET FOR A SPECIFIED TIME:** These times are ESTIMATES ONLY. Items may extend beyond set time limits, be continued to later in the meeting, or be continued to subsequent meetings. (See details below)

- Antel S*
- 5A. PLN2004-00402. New house at Coronado Ave, Miramar. Karen Wilson 7:45pm-15 mins.
 - 5B. PLN2004-00403. New house at Coronado Ave, Miramar. Karen Wilson 8pm-15 mins.
 - 5C. PLN2005-00491. Metro PCS Cellular at 9850 Cabrillo Hwy, HMB Airport. Sara Bassler 8:15pm-10 mins. *letter done emailed + faxed 2/8/06*
 - 5D. PLN2005-00531. Addition/remodel at 467 5th St. Montara. Chuck Kozak 8:25pm-15 mins. *plant stuff sent draft to Chuck 2/21/06*
 - 5E. PLN2005-00573. New house on 13th St, Montara. Neil Merilees 8:40pm-15 mins. *letter done emailed + faxed 2/4/06*
 - 5F. PLN2005-00577. New house on Seville Ave, El Granada. Gael Erickson 8:55pm-15mins. *email - aaron@andersonanderson.com*
 - 5G. PLN2005-00581. New house on Madrona Ave, El Granada (4th lot from intersection with Ave Granada, on left side of street). John Weston 8:55pm-15 mins. *9:10 → 9:25*

*need draft from John
letter done emailed + faxed 2/18/06*

Letter done emailed faxed 2/5/06
5H. PLN2005-00605. LLA & new house on Birch St, Montara (btw Harte & George.)
Chuck Kozak 9:40pm-20 mins.

Letter done emailed + faxed 2/6/06
5I. PLN2005-00607. New house & detached 2nd unit at Terrace & Miramar, Miramar.
Karen Wilson 9:30pm-15 mins.

Letter done emailed + faxed 2/6/06
5J. PLN2005-00608. Addition/remodel at 314 Sonora Ave, El Granada. Gael Erickson 9:45pm
- 15 mins. *Letter done emailed + faxed 2/6/06*

6. **Discussion & Action:** Review of procedures for project referral, review of tree removals, review past agendas for updates and discussion.
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 and assignment of outstanding and new referrals (list provided by meeting time), and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, February 15, 2006.**

Agenda Item Details: 2/01/06:

5A. PLN2004-00402. Consideration of a CDP and CDR for a new 5,400 sq. ft. sfd with an attached 3 car garage 10,600 s/f parcel at Coronado Ave, Miramar. APN: 048-024-240; 048-024-350; 048-024-420; 048-024-430.

Applicant: T. Carey	Owner: Same	Planner: Farhad Mortazavi
Zoning: R-1/S-94/DR/CD	Parcel Size: 10,600 s/f	Lot Coverage: 28.9%
FAR: ?	Height: 33'	Setbacks: (F/R/LS/RS) 20/20/10/10

5B. PLN2004-00403. Consideration CDP and CDR for a new 4,000 sq. ft. SFR with an attached 3-car garage on a 11,000 sq. ft. parcel at Coronado Ave, Miramar. APN: 048-024-240,350,420,430 (? Same as PLN2004-00402?).

Applicant: T. Carey	Owner: Same	Planner: Farhad Mortazavi
Zoning: R-1/S-94/DR/CD	Parcel Size: 11,000 s/f	Lot Coverage: 29.2%
FAR: 53%	Height: 32'	Setbacks: (F/R/LS/RS) 20/20/20'3"/10'3"

5C. PLN2005-00491. Consideration of a CDP and Use Permit for Metro PCS to co-locate onto existing lattice tower with Sprint PCS. Metro PCS will locate 4 panel antennas approximately 10 ft below Sprint on 1 tower. (There are 2 lattice towers on the site, T-Mobile and Cingular are collocated on the 2nd tower.) at 9850 Cabrillo Hwy, HMB Airport. APN: 037-292-030

Applicant: Lisa Nahman	Owner: SM County	Planner: Steve Ross
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5D. PLN2005-00531. Consideration of a CDX and CDR for a 2585 s/f addition/remodel to an existing 926 s/f SFR (including an existing non-conforming 440 s/f garage) on a 6767 s/f parcel at 467 5th St. Montara. No trees to be removed. APN: 036-063-240

Applicant: Al Skrebutenas	Owner: Steve Dudum	Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR	Parcel Size: 6767 s/f	Lot Coverage: 34.2%
FAR: 52%	Height: 28'	Setbacks: (F/R/LS/RS) 20/20/>15

5E. PLN2005-00573. Consideration of a CDR & CDX for a new 2727 s/f SFR plus an attached 440 s/f garage on a 6000 s/f parcel on 13th St, Montara (on the right side as come from Farallone Ave.) No trees to be removed. APN: 037-014-420

Applicant: Charles Schembri **Owner:** David Schach **Planner:** F. Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 6000 s/f **Lot Coverage:** 28%
FAR: 53% **Height:** 27' **Setbacks:** (F/R/LS/RS) 20/20/5/16

5F. PLN2005-00577. Consideration of a CDR & CDX for a new 2130 s/f SFR plus an attached 513 s/f garage on a 5000 s/f parcel on Seville Ave, El Granada (btw existing house and vacant lot.) 3 trees to be removed. APN: 047-055-120

Applicant: Eric Keng **Owner:** Sunjoo S. Kim **Planner:** F. Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5000 s/f **Lot Coverage:** 23.3%
FAR: 52% **Height:** 27'9" **Setbacks:** (F/R/LS/RS) 20/26/6/9

5G. PLN2005-00581. Consideration of a CDR & CDX for a new 2200 s/f SFR plus an attached 446 s/f garage on a 5000 s/f parcel on Madrona Ave, El Granada (4th lot from intersection with Ave Granada, on left side of street as come from Ave Granada). 2 trees to be removed. APN: 047-071-050

Applicant: T&C Spinardi **Owner:** Same **Planner:** F. Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5000 s/f **Lot Coverage:** <35%
FAR: 56.5% **Height:** 27'3" **Setbacks:** (F/R/LS/RS) 20/20/7'6"/7'6"

5H. PLN2005-00605. Consideration of a LLA & CDR & (CDP?) for a new 1798 s/f SFR plus a 533 s/f detached garage on a proposed 8250 or 7250 s/f parcel on Birch St, Montara (btw Harte & George. LLA will move 8 ft from APN: 036-103-550 to this parcel. APN: 036-103-360,370,500.

Applicant: Mark Stegmaier **Owner:** J&M Stegmaier **Planner:** Surachita Bose
Zoning: R-1/S-17 **Parcel Size:** proposed 8250 or 7250 s/f **Lot Coverage:** 32%
FAR: 32% **Height:** 20' **Setbacks:** (F/R/LS/RS) 20/12/20+/5

5I. PLN2005-00607. Consideration of a CDR & CDX for a new 3500 s/f SFR plus an attached 655 s/f garage and a 1152 s/f detached 2nd unit plus its 400 s/f carport on a 22,337 s/f parcel on Terrace & Miramor, Miramar. 15 eucalyptus trees to be removed. APN: 048-072-060,070.

Applicant: Steve Peterson **Owner:** Same **Planner:** F. Mortazavi
Zoning: R-1/S-94 **Parcel Size:** 22,337 s/f **Lot Coverage:** 18.2%
FAR: 25.5% **Height:** 27' **Setbacks:** (F/R/LS/RS) 20/20/10/10

5J. PLN2005-00608. Consideration of a CDR & CDX for a 400 s/f 2nd floor addition (& 1st floor interior renovation) to an existing 2002 s/f SFR on a 5500 s/f parcel at 314 Sonora Ave, El Granada. APN: 047-094-150.

Applicant: Darrel Deboer **Owner:** M&C Battles **Planner:** F. Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5500 s/f **Lot Coverage:** 36.5%
FAR: 43.7% **Height:** 26'6" **Setbacks:** (F/R/LS/RS) 20/20/5/5