

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, March 15, 2006
7:30 PM at the Granada Sanitary District Office
504 Avenue Alhambra, 3rd floor
(across from Ave. Balboa)
El Granada, CA

P&Z Agendas and other materials are available on-line at:
<http://mcc.sanmateo.org/pandz.html>

Chair:
Vice-Chair:
MCC Members:

Sara Bassler
John Weston
Howard Lieberman
Terri Green
Kathryn Slater-Carter
Gael Erickson
Chuck Kozak
Neil Merilees
Michael Clardy
Karen Wilson

Community Members:

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, Pre-Screening, and discussion of P&Z organizational issues & goals.

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)

send notes to Neil → notes sent

5A. PLN2006-00049: New house on Cedar St, Montara. (Neil Merilees) 8pm - 20 mins.

5B. PLN2006-00078: Two-story addition to a house at 530 Kelmore St., Moss Beach.
(Kathryn Slater-Carter) 8:20pm - 20 mins. Cont to 3/29

5C. PLN1999-00274: Discussion of process only, not actual project, for 10-unit B&B at 500 Avenue Alhambra, El Granada. (Sara Bassler) 8:40pm - 20 mins. Need applicant + architect to mtg

5D. Letter to county re: approval of metal roofs. (Kathryn Slater-Carter) 9pm - 30 mins.

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, March 29, 2006.

Agenda Item Details: 3/15/06:

Del
5A. PLN2006-00049: Consideration of CDR, CDX, and grading permit for a new 2407 s/f SFR with an attached two car garage and also detached garage/workshop on a 6375 s/f parcel on Cedar St, Montara. Removal of three Monterey cypress trees (diameters 70", 69" and 10" - size noted per arborists report, survey states otherwise). The administrative grading permit is to allow a total of 900 cubic yards of grading. APN: 036-104-050, 060, 500, 530.

Applicant: JD & Assoc. **Owner:** Rick Buschner **Planner:** Farhad Mortazavi
Zoning: ? **Parcel Size:** 6375 s/f **Lot Coverage:** ?%
FAR: ?% **Height:** ? **Setbacks:** (F/R/LS/RS) ?

2 structures

5B. PLN2006-00078: Consideration of a CDX and CDR for a 420 s/f two-story addition to an existing 2740 s/f SFD on a 8638 s/f parcel at 530 Kelmore St., Moss Beach. APN: 037-083-100.

Applicant: RSS Architecture **Owner:** Pam Lockbawm **Planner:** Farhad Mortazavi
Zoning: S-17 **Parcel Size:** 8638 s/f **Lot Coverage:** 30%
FAR: 37% **Height:** 27'7" **Setbacks:** (F/R/LS/RS) 20/20/10/10

5C. PLN1999-00274: Discussion of process only, not actual project, for 10-unit B&B at 500 Avenue Alhambra, El Granada. (Sara Bassler)

5D. Discussion about sending letter to county re approval of metal roofs. The county has been approving metal roofs on residential and commercial buildings on the coastside. Discussion about if this violates zoning regulations or other statutes governing the coastside and a decision about sending a letter to the county with our opinion about this.

- one issue is on-off

lot coverage 2000 s/f + driveway

50% + 400 s/f

3200 s/f

min 150 s/f