

Planning & Zoning and Public Works Committees
of the MidCoast Community Council
PO Box 248, Moss Beach CA 94038

Agenda for Wednesday, June 7, 2006

7:30 PM at the Granada Sanitary District Office
504 Avenue Alhambra, 3rd floor, El Granada

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

Chair: Sara Bassler

Vice Chair: John Weston

MCC Members: Howard Lieberman, Terri Green, 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 Vice Chair, John Weston,
jmatthew.weston@gmail.com.

1. Call to Order and Introductions

2. Pre-Screening: Received Applications Review. The intent is to evaluate the completeness of applications received and determination of a course of action on a case by case basis. Additional applications received before meeting time may be added to the list below. 7:30 pm -10 mins.

2A. **PLN2006-00211:** New house on El Granada Blvd in El Granada.

2B. **PLN2006-00212:** New house on El Granada Blvd in El Granada.

3. Discussion of P&Z organization, process & goals. This item includes discussion about the process, function and the future direction of the committee. The initial version of the checklist brought to the last meeting on 5/17 will be discussed. 7:40 pm - 30 mins.

4. 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.

5. Review of Agenda, Updates, Notices, Announcements and Discussion

6. 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.

7. ITEM SET FOR A SPECIFIED TIME: These times are ESTIMATES ONLY. Items may extend beyond set time limits and continuation scheduled as needed. (See details below)

NOTE: All of these items are carried over from the previous MCC due to the lack of a quorum. Items 7A/7B will be briefly revisited as needed and Items 7C/7D may be noteworthy Second Dwelling Units cases.

7A. PLN2006-00127. New house on south side of 13th St. in Montara. - 8:10 pm - 10 mins.

7B. PLN2006-00140: New house on San Ramon Ave. in Moss Beach. - 8:20pm - 10 mins.

7C. PLN2006-00109: Considerations of Second Dwelling Unit (staff level) Design Review, CDX and Off-Street Parking Exception on Cedar Street in Montara. - 8:30 pm - 20 mins.

7D. PLN2005-00473. Addition of a Second Dwelling Unit above an existing detached garage on San Carlos Ave. in El Granada. - 8:50 pm - 20 mins.

8. Discussion & Action: Review of procedures for project referral, review of tree removals, review past agendas/projects for updates and discussion, review of the design review process and our role in the process.

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

10. Set future agendas and meeting dates. The next regular scheduled meeting: Wednesday, June 21, 2006.

Agenda Item Details: 6/07/06:

7A. PLN2006-00127. Consideration of a CDX and CDR for a new 3147 s/f SFR including a 580 s/f garage on a 6000 s/f parcel on south side of 13th St, between East St. and Farallone St. in Montara. Seven trees to remain. APN: 037-014-420. Applicant: Stan Field Assoc. Owner: Richard Dayton Planner: Farhad Mortazavi
Zoning: S-17 Parcel Size: 6000 s/f Lot Coverage: ?%
FAR: 52.5% Height: 27 Setbacks: (F/R/LS/RS) ?

7B. PLN2006-00140: Consideration of a CDP & CDR for a new 2288 s/f SFD & attached 381 s/f garage on a 5150 s/f parcel at 863 San Ramon Ave., and San Lucas, in Moss Beach. Appealable to the Coastal Commission. APN: 037-259-170.

Applicant: Fred Stratheed Owner: Ricardo Castillo Planner: James Castaneda
Zoning: R-1/S-17/DR/GH Parcel Size: 5150 s/f Lot Coverage: 24.84%
FAR: 45.77% Height: 26 Setbacks: (F/R/LS/RS) 20/20/5/15.5

7C. PLN2006-00109. Consideration of a Second Dwelling Unit Design Review (staff level), CDX and Off-Street Parking Exception to legalize an attached 700 s/f 2nd dwelling unit and to allow for 1 uncovered tandem parking space within the existing driveway at 1151 Cedar St. in Montara. /County Planner Note: Only Off-Street Parking Exception is subject to review. Per Govt Code 65852.150, 2nd Dwelling Units are not subject to your review./ No trees to be removed. APN: 036-074-320

Applicant: Ann Cordosi Owner: Same Planner: Camille Leung
Zoning: R-1/S-17/DR Parcel Size: 6250 s/f Lot Coverage: not specified
FAR: 50.3% Height: Setbacks: (F/R/LS/RS)

7D. PLN2005-00473. Consideration of a Coastal Development Permit, Use Permit, and staff-level Off-Street Parking Exception and Design Review for a 600 s/f 2nd dwelling unit above an existing detached garage at 411 San Carlos Ave. (at Columbus St.) in El Granada. Use Permit required because the garage is located 3.2' from the rear property line (where 20' is required) and 3.5' from the side property (where 5' is required). Off-Street Parking Exception required because of uncovered tandem parking in driveway for new unit. Not appealable to the Coastal Commission. No trees to be removed. APN: 047-131-030

Applicant: Angel Healow Owner: Same Planner: Mike Seubert
Zoning: R-1/S-17/DR Parcel Size: 6250 s/f Lot Coverage: n/a
FAR: not specified Height: 22' Setbacks: (F/R/LS/RS) See above