

**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, April 21, 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>

Chair:	Howard Lieberman
Vice:Chair:	Karen Wilson
MCC Members:	Sara Bassler
	Paul Perkovic
	Kathryn Slater-Carter
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, Karen Wilson**, at 650.728.8239 or at montara100@comcast.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:** No Items
- 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. PLN1999-00352:** Consideration of addition of water and sewer main extensions to a previously reviewed and approved single-family residence at 247 San Juan Ave in El Granada. Originally reviewed by the MCC P&Z Committee on May 15, 2002. APN 047-137-100.
7:45 PM – 15 minutes
 - 5b. PLN2000-00262:** Review of major design revisions to a previously approved project for a new two-story 2,355 s/f single-family residence on a 4,187 s/f lot on the southeast corner of Cypress and Pearl in Moss Beach. APN 037-185-010 & 350. This item last reviewed by the MCC P&Z Committee on September 6, 2000. **8:00 PM – 30 minutes**
 - 5c. PLN2004-00031:** Consideration of Coastal Development Permit to replace existing 2” water pipes with new 6” pipes and addition of fire hydrants along portions of Ave Balboa, Vallejo, Columbus, Portola, Presidio and Alhambra in El Granada. APN(s) Book 047, pages 4, 9, 10, 12 & 20. **8:30 PM – 30 minutes**
 - 5d. PLN2004-00111:** Preliminary review of Major Development pre-application procedure for a new 12-unit townhouse development consisting of four attached units on a 6,995.26 s/f parcel (APN(s) 047-207-001, 002 & 035) and 8 attached units on a 13,430 s/f parcel (APN(s) 047-207-005, 031, 032, 033 & 034) on the southeast corner of Avenue Balboa and The Alameda in El Granada. Public Pre-application Development Hearing is scheduled for April 26, 2004, 7 – 9 PM at the El Granada School. **9:00 PM – 30 minutes**

6. Procedural guidelines for referral review and designation of Committee members Sara Bassler and Neil Merilees to review all incoming project referrals for determination of priority and issues to be addressed by the Committee.
7. **Discussion & Action:** 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.
8. **"San Mateo County speed Hump/Speed Dip Program - Year One Request for Proposals"**
Consider and prioritize requests for speed humps and dips, send request to SM Co. Dept of Public Works; outreach to the community on this issue as necessary.
9. **Any continuations from item 3 above.**
10. **Any urgency items that arrived after the posting of this agenda.**
11. **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, *May 5, 2004*.

Agenda Item Details: 04/21/04

5a. PLN1999-00352: Consideration of addition of a 165' water and 70' sewer main extension for a previously reviewed and approved single-family residence at 247 San Juan Ave in El Granada. Originally reviewed by the MCC P&Z Committee on May 15, 2002. APN 047-137-100.

Applicant: Jerry Epstein **Owner:** Same **Planner:** Olivia Sun Boo
Zoning*: R-1/S-17/DR/CD **Lot Size:** 5620 s/f **Lot Coverage:** 34.8% (1956 s/f)
FAR*: 58.6% (3293 s/f) **Height:** 28' max **Setbacks:** (F/R/LS/RS) 20/20/10/10

* This project was submitted on May 26, 1999 and was complete on June 4, 1999, and is therefore subject to the old (pre-interim ordinance) S-17 regulations with no FAR restriction.

5b. PLN2000-00262: Review of major design revisions to a previously approved project for a new two-story 2,355 s/f single-family residence on a 4,187 s/f lot on the southeast corner of Cypress and Pearl in Moss Beach. APN 037-185-010 & 350. This item last reviewed by the MCC P&Z Committee on September 6, 2000.

Applicant: Phil Gruber **Owner:** Same **Planner:** James Singleton
Zoning: R-1/S-17/DR/CD **Parcel Size:** 4,187 s/f **Lot Coverage:** tbd
FAR: 49.5% (2073 s/f) **Height:** 24.5' **Setbacks:** (F/R/LS/RS) 20/20.5/12/5

5c. PLN2004-00031: Consideration of Coastal Development Permit for Coastside County Water District (CCWD) to replace existing 2" water pipes with new 6" pipes and addition of fire hydrants along portions of Ave Balboa, Vallejo, Columbus, Portola, Presidio and Alhambra in El Granada. APN(s) Book 047, pages 4, 9, 10, 12 & 20.

Applicant: CCWD **Owner:** San Mateo County **Planner:** Laurie Shiels
Zoning: R1, R3, C1/CD **Parcel Size:** na

5d. PLN2004-00111: Preliminary review of Major Development pre-application procedure for a new 12-unit townhouse development consisting of four attached units on a 6,995.26 s/f parcel (APN(s) 047-207-001, 002 & 035) and 8 attached units on a 13,430 s/f parcel (APN(s) 047-207-005, 031, 032, 033 & 034) on the southeast corner of Avenue Balboa and The Alameda in El Granada. Public Pre-application Development Hearing is scheduled for April 26, 2004, 7 – 9 PM at the El Granada School.

Applicant: Doug Shaw **Owner:** Michael Kilrickle
Planner: Gabrielle Rowan **Zoning:** R-3/S-3/DR/CD
Parcel Sizes: 6,995 s/f (A) & 13,430 s/f (B)
Lot Coverages: 39% - 2,727 s/f (A) & 44.3% - 5,947 s/f(B)
Bldg Areas: 7,772 s/f & 16,638 s/f (B)
Heights: 32' (A) & 36' (B)
Setbacks: (F/R/LS/RS) 20/20/5/10 (A) & 20/20/5/0 (B)

7. Items to be discussed for determination of scheduling, relevance and priority only:
- a. Scheduling of further review of **PLN2000-00812** for submittal of **Development Feasibility Study**: Coastal Development Permit, PAD Permit & Minor subdivision to subdivide a 152.89 acre parcel with two density credits into 2 parcels of 4.79 acres and 148.1 acres, conversion of 3 agricultural wells, construction of new 6,456 s/f single family residence on the 148.1 acre parcel, and legalization of existing mobile home as temporary housing during construction, at 300 San Juan Ave, El Granada. APN: 047-320-060
 - b. Scheduling of review of **PLN2003-00226**: Consideration of Certificate of Compliance Type “B” to legalize parcel created in 1949, and Coastal Development Permit, Use Permit and Staff-level Coastsides Design Review to construct a new 2,373 s/f single-family residence on a 17,900 s/f parcel in the COSC Zoning District at 400 Alhambra Ave. in El Granada. APN 047-251-120.
 - c. Clarification, determination of status/relevance, or request of additional materials from County planning staff concerning:
 - 1. Coastsides Design Review applications **PLN2003-0669 & 0700**, which appear to be two different house designs on the same parcel.
 - 2. **PLN2004-00042**: Letter to staff indicating Coastsides Design Review application with no P&Z review necessary.
 - 3. Status of MCC P&Z comment letters from previous meetings on **PLN2002-00533**, **PLN2002-00737**, and **PLN2003-00696**.
 - 4. Online files for referrals **PLN2004-00097**, **00107**, & **00152** indicate significant changes from plans received, and need to request updated materials.
 - d. Any other received referrals available for committee consideration and review.