

**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, May 5, 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, Howard Lieberman**, at 650.712.0428 or at hlieberman@escotech.com.

- 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. PLN2003-00226:** Consideration of Certificate of Compliance Type "B" to legalize parcel created in 1949, and Coastal Development Permit, Use Permit and Staff-level Coastside 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. **This item will be reviewed by the full MidCoast Community Council on 5/12/04. 7:45 PM – 60 minutes**
- 6. Letter to Director of Environmental Service Marcia Raines and San Mateo County Board of Supervisors** verifying new County Policy that, with the enactment of the new Design Review Guidelines, exemptions for overhead power lines on new construction would be eliminated.
Sponsor: Sara Bassler.
- 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. Any continuations from item 3 above.**
- 9. Any urgency items that arrived after the posting of this agenda.**
- 10. 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 19, 2004.*

Agenda Item Details: 05/05/04

5a. PLN2003-00226: Consideration of Certificate of Compliance Type “B” to legalize parcel created in 1949, and Coastal Development Permit, Use Permit with variance for Lot Coverage & Setbacks, and Staff-level Coastside 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.

Applicant: Jim Irizarry **Owner:** Deborah Caron Craig **Planner:** China Osbourne
Zoning: COSC/DR/CD **Lot Size:** 17,900 s/f **Lot Coverage*:** 13.3% (2,373 s/f)
FAR*: 13.3% (2,373 s/f) **Height:** 16’ max **Setbacks**:** (F/R/LS/RS) 20/tbd

* The COSC zoning district does not have an FAR limitation, but does have a maximum 10% lot coverage limitation. Application is requesting a variance for 13.3%

** Required front setback is 50 ft.; application is requesting a variance for 20 ft.

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. Review for future agendas, clarification, determination of status/relevance, or request of additional materials from County planning staff concerning:
 - 1. **PLN2004-00180:** CDR and CDX to allow construction of a 3,093 s/f SFR including a 420 sq.ft. garage on a 6,000 s/f parcel on 5th St. Montara btwn Farralone and East. APN 036-017-380. No trees to be removed. Height 26 ft, 9 inches; FAR 51.5% and lot coverage 34.6%
 - 2. **PLN2004-00173:** CDR and CDX to allow construction of a new two-story 2,602.35 s/f. SFR with an attached garage on a 5,000 s/f parcel on the west side of Date Street, 125’ south of Edison in Montara; APN 036-151-380. FAR 53.2%; height 24’9”; lot coverage 34.3%..
 - 3. **PLN2004-00174:** CDR and CDX to allow construction of a new two-story 3191.30 s/f SFR with an attached garage on a 6022 s/f parcel on the south side of Balboa Ave btwn Montecito and Paloma Aves in El Granada; APN 047-101-080; Height 27’7”; lot coverage 33%; FAR 53%.
 - 4. **PLN2004-00176:** CDR and CDX to allow construction of the enclosure of the existing main entry and exposed stairway on existing house on a 7,234 s/f. parcel at 1034 San Carlos Ave in El Granada. APN 047-056-150; no trees to be removed. Confusion in plans on what is addition and it’s scope.

5. **PLN2004-00183:** CDR and CDX to allow construction of a new two-story 3,118 s/f SFR on a 6,236 s/f parcel on the west side of Date St., 175' south of Drake St. in Montara. APN 036-161-340; Height 26 ft; lot coverage 32.5%; FAR not calculated; design review checklist not done (says see blue sheet??). Sharing a well with house next door on APN 036-161-350 - See PLN2004-00184 below.
 6. **PLN2004-00184:** CDR and CDX to allow construction of a new 3,118 s/f SFR on a 5,960 s/f parcel on the west side of Date Street 125' south of Drake St. in Montara. APN 036-161-350. No trees to be removed; Height 27'6"; FAR 52.3%; lot coverage 34.1%; Sharing a well with house next door on APN 036-161-340 - See PLN2004-00183 above.
 7. **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. Height greater than 28'; lot coverage 27%; FAR 47.5%.
 8. **PLN2004-00198:** CDR and CDX to allow construction of a new one story 2,433 s/f SFR on a 7,500 s/f parcel on north side of 5th St. between Main St. and Cabrillo Highway in Montara. APN 036-048-170; Height 16'; lot coverage 44%; FAR 44%.
 9. **PLN2004-00200:** CDR and CDX to allow construction of a 1485 s/f addition/remodel which includes the addition of a 2nd floor on a 2020 s/f house on a 7500 s/f parcel at 1020 Etheldore St. in Moss Beach. Final s/f will be 3050; project will extend footprint of SFR four feet towards rear of property and add second story over part of house; Height 25.5 ft; lot coverage 33% FAR 49%.
- c. Any other received referrals available for committee consideration and review.