

**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, June 16, 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:	Sara Bassler
Vice:Chair:	Karen Wilson
MCC Members:	Howard Lieberman
	Paul Perkovic
	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.
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

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: PLN2001-00430: Consideration of the extension of and re-approval of an emergency CDP to replace an approximately 2,000 ft long, above-ground 6" diameter steel raw water main with a new above-ground 6" PVC pipeline in Montara. (Alta Vista Raw Water Line).

Applicant: Montara Water & Sanitary District
Assigned to Chuck who reviewed this in 2002.

Planner: Mike Schaller

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. PLN2004-00220. A new house at 9510 Cabrillo Hwy, Moss Beach. (Kathryn). **8:00pm-15 mins.**

5B. PLN2000-00812. Subdivision and new house at 300 San Juan Ave, El Granada. (Chuck) **8:15pm-1 hour**

5C. PLN2004-00218. A 10' x 20' seasonal fruit and vegetable stand on the west side of highway one in El Granada, just south of the north end of Capistrano and approximately across the highway from Coral Reef Ave. (Gael) **9:15pm-30 mins**

5D. PLN2004-00245. Improvements to an existing sewage pump station operated by MW&SD (Niagara Pump Station located on The Strand in Montara near Niagara). (Neil) **9:45pm-30 mins**

6. 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.

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. Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *June 30, 2004.*

Agenda Item Details: 06/16/04

5A. PLN2004-00220. Consideration of a CDR and CDX for a new 1,995 s/f SFD & 400s/f garage on a 5,202 s/f parcel. No trees to be removed at 9510 Cabrillo Hwy, Moss Beach. APN: 037-171-190.

Applicant: Ray Schmitt **Owner:** Corey Dunphy **Planner:** Farhad Mortazavi
Zoning: unk **Parcel Size:** unk **Lot Coverage:** unk
FAR: unk **Height:** unk **Setbacks:** (F/R/LS/RS) unk

5B. PLN2000-00812. Consideration 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

5C. PLN2004-00218. Consideration of a CDP to allow a 10' x 20' seasonal fruit and vegetable stand on the west side of highway one in El Granada, just south of the north end of Capistrano and approximately across the highway from Coral Reef Ave. APN047-081-130.

Applicant: Tom & Pete's Produce **Owner:** Dover Crest LLC **Planner:** Sara Bortolussi
Zoning: PAD **Height:** 12'6"

5D. PLN2004-00245. Consideration of a CDP to construct improvements to an existing sewage pump station operated by MW&SD (Niagara Pump Station located on The Strand in Montara near Niagara). The project work does not extend beyond existing site.

Applicant: Montara Water & Sanitary Dis **Owner:** San Mateo Co **Planner:** Mike Schaller

6. Items to be discussed for determination of scheduling, relevance and priority only:

a. Review for future agendas, clarification, determination of status/relevance, or request of additional materials from County planning staff concerning:

1. PLN2001-00576: Consideration of an administrative CDR for a new 3,824 s/f, 3-story SFR including a 651s/f attached garage on a 8,663 s/f parcel at 119 Highland Ave., El Granada. APN: 047-161-100.

Applicant: John Boggs **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 8,663 s/f **Lot Coverage:** unk.
FAR: unk **Height:** unk **Setbacks:** unk..

(Needs to be assigned. Tentatively scheduled for 6/30 P&Z mtg – told planner)

2. PLN 2002-00533: Consideration of Minor Subdivision & Coastal Development Permit to subdivide an existing 0.78 acre parcel into 3 separate parcels, 18,000 sq./ft. 6,900 sq. /ft & 6,850 sq/ft. at 3360 Cabrillo North Highway. APN: 048-042-260. MCC P&Z reviewed this project on 3/17/04, but there have been revisions. No letter sent. (Howard)

Applicant: David & Holly Brinton **Owner:** Same **Planner:** Mike Schaller
Zoning: R-1/S-17/DR/CD **Parcel Size:** 0.78 acre **Lot Coverage:**
FAR: 49.5% (2073 s/f) **Height:** **Setbacks:** (F/R/LS/RS)

(Assigned to Howard. Tentatively scheduled for 6/30 P&Z mtg – told planner)

3. **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. (Chuck)

Applicant: Robert Lancer **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR **Lot Size:** 8,125 s/f **Lot Coverage:** 27% (2,194 s/f)
FAR: 47.5% (3,859 s/f) **Height:** tbd: max=28' **Setbacks:** (F/R/LS/RS) 20/~74/10/5
(Ask Chuck when he wants this scheduled along with other Date St. projects and issues.)

4. **PLN2004-00169.** Consideration of a CDP for a water main extension to accommodate a fire sprinkler system for a proposed residence, as required by the Montara Water & Sanitary District at 1158 Howells St. Montara. APN 036-282-340. The application states that there was a CDX submitted and granted for the house plans and well. Grading/Road PLN1999-00033; Well permit 04'-0108; BLD2004-00308 (Paul has file).

Applicant: Linda Stark **Owner:** Same **Planner:** Sara Bortolussi
Zoning: **Parcel Size:** **Lot Coverage:**
FAR: **Height:** **Setbacks:** (F/R/LS/RS)
(Assigned to Paul. Delay scheduling until hear from planner re CDP for water extension vs. water storage tank.)

5. **PLN2004-00208.** Consideration of a CDR % CDX to allow existing flat roof to change to a 5 to 12 pitched roof. Proposed height will be 19'11". New roof will be of "Lt Wt Concrete Tile" in gray at 165 Reef Point Rd, Moss Beach. APN: 037-123-550 (I have file).

Applicant: Steve & Debbie Pizzo **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR/CD **Parcel Size:** 22,428 s/f **Lot Coverage:**
FAR: **Height:** 19'11" **Setbacks:** (F/R/LS/RS)
(Needs to be assigned. Tentatively scheduled for 6/30 P&Z mtg – told planner)

6. **PLN2004-00256:** Consideration of an after-the-fact CDP for the removal of 36 Eucalyptus trees, various sizes, on a vacant lot with a pending Design Review application for a new residence (County file # PLN2001-00464) at Isabella Rd. El Granada. APN:047-192-440

Applicant: Robert Cioe **Owner:** Same **Planner:** Sara Bortolussi
Zoning: R-1/S-17/DR/CD **Parcel Size:** 9,728.55 s/f **Lot Coverage:**
FAR: **Height:** 19'11" **Setbacks:** (F/R/LS/RS)
(Needs to be assigned. Tentatively scheduled for 6/30 P&Z mtg – told planner)

c. Any other received referrals available for committee consideration and review.