

**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, August 4, 2004

7:30 PM at the 3-0 Café at the HMB Airport

Hwy 1 between Moss Beach and El Granada

(Across the street and slightly south from Ave Balboa)

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: None

5. ITEMS SET FOR A SPECIFIED TIME: These times are ESTIMATES ONLY. Items extending beyond set time limits may be continued to later in the meeting or to subsequent meetings. See addendum for project details.

5A. Setting of meeting protocol for efficient review of agenda items (Karen/Chuck) **7:45pm-5 minutes**

5B. Discussion on converging on a process for P&Z. (Howard) **7:50pm-25 minutes.**

5C. PLN2004-00195: A new house on the east side of Date St. 225 ft. south of Edison St. in Montara. (Chuck) **8:15pm-30 minutes.**

5D. PLN2004-00293: New decks to replace existing decks at 722 Buena Vista St., Moss Beach. (Karen) **8:45pm-20 minutes.**

5E. PLN2004-00300: A new house on El Granada Blvd, El Granada. APN: 047-153-260. (Neil) **9:05pm-30 minutes.**

5F. PLN2004-00308: A new house on the west side of Purisima Way between Miramar Drive and Hermosa Avenue, east of Highway 1 in Miramar. (Chuck) **9:35pm-30 mins.**

5G. PLN2004-00218. A 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) **10:05pm-1 hour.**

6. Discussion & Action:

- a. Review of MCC positions and response for LCP Update Tasks for upcoming Planning Commission Hearings, 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 of outstanding referrals (see addendum), assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **August 18, 2004.**

Agenda Item Details: 08/04/04

5B. Discussion and possible action on, converging on a process for P&Z. This includes, but is not limited to, process during meetings, scheduling & prioritizing projects, systems issues, and tracking projects through the county process. (Howard)

5C. 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: CCR/DR	Parcel Size: 8,125 s/f	Lot Coverage: 27%
FAR: 47.5%	Height: >28'	Setbacks: (F/R/LS/RS)

5D. PLN2004-00293: Consideration of a CDx and CDR for a new 107.5 s/f lower deck and a 432.50 s/f upper deck to replace existing decks at 722 Buena Vista St., Moss Beach APN:037-067-180. (Karen)

Applicant: John Gruver	Owner: Tilley and Gruver	Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR	Parcel Size: 6200 s/f	Lot Coverage: unk
FAR: unk	Height: 26'	Setbacks: (F/R/LS/RS): 20/???

5E. PLN2004-00300: Consideration of a CDX and DR for a 2,485 s/f SFR, including a 2 car garage, which is proposed 5 ft from the front property line because the front half of the lot has a slope >14%, on a 5,000s/f parcel on El Granada Blvd, El Granada. APN: 047-153-260. (Neil)

Applicant: Charles Chan	Owner: Ting Kung & Maggie Chow	Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR/CD	Parcel Size: 5,000s/f	Lot Coverage: unk
FAR: unk	Height: 33'	Setbacks: (F/R/LS/RS): 5/5/5/>20

5F. PLN2004-00308: Consideration of a CDX and DR for a 3,492 s/f 2-story SFR, incl. a 2-car garage on a 6,263 s/f parcel on the west side of Purisima Way between Miramar Drive and Hermosa Avenue, east of Highway 1 in Miramar. APN: 048-062-100, 048-062-110, 048-062-120. (Chuck)

Applicant: Ken Coverdell	Owner: Same	Planner: Farhad Mortazavi
Zoning: R-1/S-94/DR/CD	Parcel Size: 8,998 s/f (7373 s/f w/o easement)	Lot Coverage: 23.7%
FAR: 48%	Height: 27'3"	Setbacks: (F/R/LS/RS): 20/20/5/10

5G. 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. (Gael)

Applicant: Tom & Pete's Produce

Owner: Dover Crest LLC

Planner: Sara

Bortolussi

Zoning: PAD

Height: 12'6"

STATUS: Gael has file. Tent scheduled for 8/4. Previously discussed at 6/16 P&Z.

9. Set future agendas and meeting dates. Items to be discussed for determination of scheduling, relevance, priority, and missing materials only:

A. PLN2004-00288: Consideration of a CDP and DR review for a 886 s/f addition to an existing house in Miramar at 240 Medio Ave., HMB. Remodel existing garage into living space, add new garage, minor additions to second fl and front entry. New siding, roofing and windows. Project site is within the CCC appeals jurisdiction. APN: 048-034-030.
(Howard has file. Tent scheduled for 8/18.)

B. PLN2004-00296: Consideration of a CDX , CDR and grading permit for a new 5,006 s/f SFR with attached 3-car garage at Del Monte Rd, El Granada, near Ave. Portola. (Lots 32 & 33 – Block 9; El Granada Highlands subdivision No. 2) Project involves approx 1,000 cubic yards of grading & removal of 5 trees (incl. 1 significant pine tree). APN:047-143-460 (merged APN 047-143-010 & 020).
Neil has file. Gael & Neil assigned. Tent scheduled for 8/18.

C. PLN2004-00313. Consideration of a LLA and CDP for 2 parcels in Moss Beach. It appears to involve 2009 Vallemar and lot between 2009 Vallemar and 2008 Vallemar, but needs to be clarified. APNs: 037-085-030 & 037-085-060
Chuck has file. Schedule in Sept. Planner'll send additional information.

D. PLN2004-00323. Consideration of a CDR and CDX for a new 2,740 s/f SFR including a 563 s/f garage on a 6,319 s/f/ parcel at 580 Vallejo, El Granada APNs: 047-134-010
Needs to be assigned and scheduled. Sent email to planner that tentatively scheduled for 8/18.

E. PLN2004-00325. Consideration of a CDR and CDX for a new 266 s/f second floor addition to an existing 2,267 s/f SFR on a 5,000 s/f parcel at 438 Avenue Portola, El Granada. No trees to be removed. APN: 047-243-070
Kathryn has file. Tent schedule for 8/18. Sent email to planner that tentatively scheduled for 8/18.

F. PLN2004-00330: Consideration of a CDP and LLA to transfer 2,540 s/f between 2 parcels at 900 Hawthorne St. Montara (Corner of Hawthorne & Portola). APN:036-113-010 & 037-043-020.
Chuck has file. Schedule in Sept. Schedule at earliest 8/18 per planner.

G. PLN2000-00812. Consideration of 7 water storage tanks to be used for fire sprinklers on main dwelling to comply with fire District Standards. This is in conjunction with 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. (Sterling project)

STATUS: I have file re storage tanks. Will assign to Chuck because he's handling other aspects of project which were discussed at 6/16 and 6/30 P&Z. Sent email to planner asking her about scheduling this for Sept 1st P&Z – waiting to hear if need to schedule for 8/18.

H. PLN2004-00327. Consideration of a CDP and Non-Conforming Use Permit (with referral to the C-DRC) for a 703 s/f addition to existing 1,439 s/f SFR on a 5,950 s/f parcel at 431 Nevada Ave., Moss Beach. APN: 037-138-050

STATUS: I have file. Needs to be assigned and scheduled. Sent email to planner to see if can schedule for 9/1 P&Z – waiting to hear if need to schedule for 8/18.

I. Continuation of Item 5A (Discussion and possible action on, converging on a process for P&Z. This includes, but is not limited to, process during meetings, scheduling & prioritizing projects, systems issues, and tracking projects through the county process.) or items resulting from this discussion (Howard)

J. PLN2004-00067: A 1,800 s/f SFD at 321 Las Flores, Montara. (Reviewed at P&Z 7/7; need additional information. Letter sent to planner. Will reschedule - Sara)

K. PLN2002-00533. A subdivision at 3360 Cabrillo North Highway in Miramar. (Reviewed at 6/30 P&Z. More info requested from County. Will reschedule - Howard)

- b. Any other received referrals available for committee consideration and review.