

**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 18, 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](mailto: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](mailto: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.** Continued discussion on converging on a process for P&Z. (Howard) **7:45pm-15 minutes.**

**5B. PLN2004-00300:** A new house on El Granada Blvd, El Granada. APN: 047-153-260. (Neil)  
Continued from 8/04/04 **8:00pm-15 minutes.**

**5C. PLN2004-00308:** A new house on the west side of Purisima Way between Miramar Drive and Hermosa Avenue, east of Hwy 1 in Miramar. (Chuck) Continued from 8/04/04 **8:15pm - 25 mins.**

**5D. PLN2004-00288:** Consideration of a 886 s/f addition to an existing house in Miramar at 240 Medio Ave. APN: 048-034-030. – (Howard). **8:40pm - 20 mins.**

**5E. PLN2004-00296:** Consideration of a grading permit and a new SFR with attached 3-car garage at Del Monte Rd, El Granada, near Ave. Portola.  
APN:047-143-460 (merged APN 047-143-010 & 020). (Gael & Neil) **9:00pm - 30 mins.**

**5F. 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 **9:30pm - 10 mins.**

**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, *September 1, 2004*.

**Agenda Item Details: 08/18/04**

**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. (Howard)

**5B. 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. Continued from 8/04/04. (Neil)

**Applicant:** Charles Chan      **Owner:** Ting Kung & Maggi 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

**5C. 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(s) 048-062-100, 048-062-110, 048-062-120. Continued from 8/04/04. (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

**5D. 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.

**Applicant:** Jacobsen & Assoc.      **Owner:** Stielstra & Hills      **Planner:** Mike Schaller  
**Zoning:** R1/S17      **Parcel Size:** 10,000 s/f      **Lot Coverage:** 27%  
**FAR:** 33%      **Height:** 24'      **Setbacks:** (F/R/LS/RS) 20/20/5/5

**5E. 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).

**Applicant:** George Golda

**Owner:** Same

**Planner:** Mike Schaller

**Zoning:** R-1/S-17/DR

**Parcel Size:** 9,551 s/f

**Lot Coverage:** 31.9%.

**FAR:** 52.4%

**Height:** 33'

**Setbacks:** (F/R/LS/RS) 20'6"/20'6"/5'/10'

**5F. 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

**Applicant:** Karl Eckert

**Owner:** Karl & Terri Eckert

**Planner:** Farhad Mortazavi

**Zoning:** R-1/S-17

**Parcel Size:** 5,000 s/f

**Lot Coverage:** 29.7%

**FAR:** not calculated

**Height:** unclear

**Setbacks:** (F/R/LS/RS) 28/20/4.5/5'6

**9. Set future agendas and meeting dates.** The following items will be discussed for determination of scheduling, relevance, priority, and missing materials only:

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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:** Needs to be assigned and scheduled. Sent email to planner to see if can schedule for 9/1 P&Z
- F. 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)
- G. 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)

- H. 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)
- I. PLN2004-00344.** Consideration of a CDX and CDR for a new 3,066 s/f SFR including a 540 s/f garage on a 5,939 s/f parcel at The Alameda ( btw #523 & #541), El Granada. Two trees to be removed. APN: 047-213-210
- J. PLN2004-00358.** Consideration of a CDX and CDR for a new 240 s/f second story deck addition to an existing 1,720 s/f SFR on a 12,000 s/f parcel at 242 Francisco St., El Granada. No trees to be removed. APN: 047-126-280
- K. PLN2004-00370.** Consideration of a CDP and CDR for a 623.5 s/f addition to an existing 1,679 s/f SFR on a 7,712 s/f parcel at 515 Coronado St, El Granada. No trees to be removed. APN: 047-272-330
  - b. Any other received referrals available for committee consideration and review.