

**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, September 1, 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:** None
- 5. ITEMS SET FOR A SPECIFIED TIME: These times are ESTIMATES ONLY.** Items may extend beyond set time limits, be continued to later in the meeting, or be continued to subsequent meetings. See addendum for project details.
 - 5A.** Continued discussion on converging on a process for P&Z - Howard Lieberman - **7:45pm-15 minutes.**
 - 5B. 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 – Neil Merilees - **8:00pm-20 minutes.**
 - 5C. 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 – Karen Wilson – **8:20pm – 20 min.**
 - 5D. PLN2004-00067:** Further consideration of a CDP and a Resource Management Permit to construct an 1,800 s/f SFD with attached 2-car garage (total 2400 s/f) & a rain water drainage system for new SFD at 321 Las Flores, Montara.. No trees to be removed. APN: 036-243-090. (First reviewed at P&Z on 07/07/04; needed additional information and further site visit. Initial letter sent to planner. – Karen Wilson & Neil Merilees. **8:40pm - 20 min.**
 - 5E. 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- Neil Merilees - **9:00pm - 20 min.**

6. **Discussion & Action:** 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 and assignment of outstanding and new referrals (list provided by meeting time), and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *September 15, 2004*.

Agenda Item Details: 09/01/04

- 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 Lieberman)
- 5B. **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

Applicant: Lisa Green	Owner: Dan Swett	Planner: Farhad Mortazavi
Zoning: R-1/S-17	Parcel Size: 6,319 s/f	Lot Coverage: 28.4%
FAR: 43%	Height: 26' 10"	Setbacks: (F/R/LS/RS) 20/20/10/5
- 5C. **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

Applicant: Richard Boone	Owner: Rich Becker	Planner: Mike Schaller
Zoning: R-1/S-17/CD/DR	Parcel Size: 5,950 s/f	Lot Coverage: 31.7% (?)
FAR: 42.6% (?)	Height: 22'	Setbacks: (F/R/LS/RS) 20/4/5/14' 6"

Issues: Need Non-conforming Use Permit because want to encroach on rear setback and have only a 4' rear setback, possible impacts on creek.
- 5D. **PLN2004-00067:** Consideration of a CDP and a Resource Management Permit to construct: 1) a 1,800 s/f SFD with attached 2-car garage (total 2400 s/f) & 2) a rain water drainage system around new SFD and driveway at 321 Las Flores, Montara. APN: 036-243-090.

Applicant: Gerald & Nanette Meek	Owner: Same	Planner: Dave Holbrook
Zoning: RM/CZ	Parcel Size: 1.39 ac	Lot Coverage: unk
FAR: unk	Height: 15'	Setbacks: (F/R/LS/RS): unk
- 5E. **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

Applicant: Gaynes Joy	Owner: Cirimete Frank	Planner: Farhad Mortazavi
Zoning: R-3/S-3/DR/cd	Parcel Size: 7,712 s/f	Lot Coverage: 22.7%
FAR: 29.9%	Height: 21'	Setbacks: (F/R/LS/RS) 22/28/5/42'