

**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 29, 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. **PLN2004-00313.** Consideration of a ~1663,5 sq ft Lot Line Adjustment, Coastal Development Permit and Coastside Design Review for 2 parcels, new accessory garage and basement, and new drainage outfall, between Vallemar St. and The Strand, north of Niagra, in Moss Beach. APNs: 037-085-030 & 037-085-060 (Chuck Kozak)
 - 5B. **PLN2004-00330.** Consideration of a Coastal Development Permit and Coastside Design Review for a 2,540 sq ft Lot Line Adjustment and construction of a screened porch on an existing deck at 900 Hawthorne St., at Portola Ave. in Montara. APN(s): 036-113-010 & 037-043-020 (Chuck Kozak)
 - 5C. **PLN2004-00379.** Consideration of a Resource Management Permit & CDX to construct a 1,406 sq ft addition to an existing residence on a 23,523.90 sq ft parcel at 1170 Harte St., Montara. APN: 036-259-140. (Neil Meriless)
 - 5D. **PLN2004-00384.** Consideration of a Planned Agricultural District Permit & Coastal Development Permit for a 110 sq ft addition to an existing 3,580 sq ft Single Family Residence, construction of an outdoor BBQ area, and demolition and reconstruction of a 822 sq ft bunkhouse second dwelling unit with existing shared septic system on a +/- 120,000 sq ft parcel at 501 Purisima Way, adjacent to Arroyo de en Medio (Medio Creek), El Granada. APN: 048-061-070. (Chuck Kozak)

5E. PLN2004-00411. Consideration of a Coastal Development Permit & Land Clearing Permit to clear a 12' wide by 702' long road which has become overgrown with vegetation at 845 California Ave ("Montara Heights" at the west end of Jordan St. beyond June Hollow Road) in Montara. APN: 037-043-010. (Chuck Kozak)

5F. PLN2004-00427. Consideration of a Coastal Development Permit to convert a portion of the existing Single Family Dwelling to a 3-guest room Bed & Breakfast facility on a 10,000 s/f parcel at 410 5th Ave. at Medio Ave. Miramar. No exterior change to existing structure. APN: 048-044-160 (Gael Erickson)

- 6. Discussion & Action:** Review of procedures for project referral, 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, **October 6, 2004.**

Agenda Item Details: 09/29/04

5A. PLN2004-00313. Consideration of a ~1663,5 sq ft Lot Line Adjustment, Coastal Development Permit and Coastsides Design Review for 2 parcels, new accessory garage and basement, and new drainage outfall, between Vallemar St. and The Strand, north of Niagra, in Moss Beach. APNs: 037-085-030 & 037-085-060

Applicant/Owner: Christopher Tyler **Planner:** Olivia Sun Boo **Zoning:** R-1/S-17/DR/CD
Existing Parcel Sizes: ~22,568 sq ft & ~8,053.5 sq ft **Proposed:** ~24,231.5 sq ft & 6,390 sq ft
Lot Coverage: TBD* **FAR:** TBD* **Setbacks:** TBD*

STATUS: Corrected sets of plans to be received by time of meeting. TBD* = To Be Determined by time of meeting

5B. PLN2004-00330. Consideration of a Coastal Development Permit and Coastsides Design Review for a 2,540 sq ft Lot Line Adjustment and construction of a screened porch on an existing deck at 900 Hawthorne St., at Portola Ave. in Montara. APN(s): 036-113-010 & 037-043-020

Applicant: Carole & Larry Kleinman **Owner:** Kleinman, Featherstone & Besten
Planner: Olivia Sun Boo **Zoning:** R-1/S-17/DR/CD
Existing Parcel Sizes: 7,250 sq ft & 130,680 sq ft **Proposed:** 9790 sq ft & ~128,0664 sq ft
Lot Coverage: additional 150 sq ft for deck **FAR:** TBD*
Height: approx 11' **Setbacks:** TBD*

STATUS: Final plans & coverage, FAR, and setbacks for proposed screened deck to be supplied by time of meeting. TBD* = To Be Determined by time of meeting

