

**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, October 6, 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:** Items on the Consent agenda are voted on as one item in the manner presented. An item may be requested by anyone to be removed from Consent and added to the regular agenda.
  - 4A. **PLN2002-00564:** Staff level Coastal Development Permit for Montara Water & Sewer District to replace 8 water mains in various locations and abandon 1 water main in Montara (Vallemar location has been removed from this project)
  - 4B. **PLN2004-00487:** Emergency Coastal Development Permit and Grading Permit for Montara Water & Sewer District to repair access road to Portola water tank, to correct and prevent future erosion that could adversely impact surrounding properties at Portola Tank Access Road in Montara. After-the-fact CDP required upon completion of work. APN 036-210-200.
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. **PLN2004-00380.** Coastal Development Permit, Coastside Design Review and Home Improvement Exception to construct a 324 s/f sunroom addition to a Single Family Dwelling maintaining a 3' 10-1/8" right side yard setback where 5' is required on a 6,720 s/f parcel at 315 El Granada Blvd, El Granada. APN 047-181-490. (Gael Erickson)

- 5B. PLN2004-00402:** Coastal Development Permit and Coastside Design Review for a new 5,400 s/f Single-Family Dwelling with an attached 3 car garage on a 10,600 s/f parcel at Coronado Ave. west of The Crossways, Miramar. APN(s) 048-024-240, 350; 420; & 430. (Karen Wilson)
- 5C. PLN2004-00403:** Coastal Development Permit and Coastside Design Review for a new 4,000 s/f Single Family Dwelling with an attached 3-car garage on a 11,000 s/f parcel at Coronado Ave. west of The Crossways, Miramar. APN(s) 048-024-240, 350; 420; & 430. (Karen Wilson)
- 5D. PLN2004-00409:** Coastal Development Permit and Coastside Design Review for a to construct a new 1,930 s/f Single Family Dwelling on a 4,030 s/f parcel located off Avenue Granada, El Granada. APN: 047-075-100. (Chuck Kozak)
- 5E. PLN2004-00415:** Coastal Development Permit and Coastside Design Review for a new 3,305 s/f Single Family Dwelling (manufactured home) with an attached 2 car garage on a 9,375 s/f parcel at 1040 Date St. Montara. APN: 036-151-150. (Kathryn Slater-Carter)
- 5F. PLN2004-00420:** Coastal Development Permit and Coastside Design Review for a new 5,284 s/f Single Family Dwelling with an attached 2<sup>nd</sup> unit on a 14,400 s/f merged parcel at Terrace Ave., Miramar. Includes removal of 6 significant trees. APN: 048-065-050.. (Kathryn Slater-Carter)
- 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 20, 2004.**

**Agenda Item Details: 10/06/04**

- 4A. PLN2002-00564:** Staff level Coastal Development Permit for Montara Water & Sewer District to replace, over 3 years, 8 water mains on 4<sup>th</sup> St., 5<sup>th</sup> St., 6<sup>th</sup> St., 8<sup>th</sup> St. between the ocean and Main St, on East Ave. from 5<sup>th</sup> to 9<sup>th</sup>, on Audubon from Kanoff to 9<sup>th</sup>, on Acacia from Franklin to Kanoff, and on Franklin from Tamarind to Drake, and abandon the 2” water main on Vallemar after connection to 8” pipe. All projects located in San Mateo County Right-of-Ways. (Chuck Kozak)

**Applicant/Owner:** Montara Water & Sewer District, SMCo  
**Zoning:** R-1/S-17/DR

**Planner:** Mike Schaller

**Recommendation:** Approve as presented with recommendations for phased project work, limited closures to avoid impact to school and commute traffic, limited construction hours in residential areas, protection of trees along project area, and proper stormwater and runoff BMPs.

- 4B. PLN2004-00487:** Emergency Coastal Development Permit and Grading Permit for Montara Water & Sewer District to repair access road to Portola water tank, to correct and prevent future erosion that could adversely impact surrounding properties at Portola Tank Access Road in Montara. After-the-fact CDP required upon completion of work. APN 036-210-200. (Chuck Kozak)

**Applicant/Owner:** Montara Water & Sewer District  
**Zoning:** RM-CZ

**Planner:** Mike Schaller

**Recommendation:** Approve as presented with recommendations for limited construction hours in residential areas, and proper stormwater and runoff BMPs.

- 5A. PLN2004-00380.** Coastal Development Permit, Coastsides Design Review and Home Improvement Exception to construct a 324 s/f sunroom addition to a Single Family Dwelling which maintains a 3’ 10-1/8” right side yard setback where 5’ is required on a 6,720 s/f parcel at 315 El Granada Blvd, El Granada. APN 047-181-490. (Gael Erickson)

**Applicant:** Bay Area Sunrooms

**Owner:** Margarete Hillesheim

**Planner:** Farhad Mortazavi

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

**Parcel Size:** 6,720 s/f

**Lot Coverage:** TBD\*

**FAR:** 33%

**Height:** 16’3”

**Setbacks:**(F/R/LS/RS) ?/35’3”/10’11”/3’10”

**STATUS:** \* TBD = To Be Determined by time of meeting

- 5B. PLN2004-00402.** Coastal Development Permit and Coastsides Design Review for a new 5,400 s/f Single Family Dwelling with an attached 3 car garage 10,600 s/f parcel at Coronado Ave. west of The Crossways, Miramar. APN(s) 048-024-240, 350; 420; & 430. (Karen Wilson)

**Applicant:** Tom Carey

**Owner:** Same

**Planner:** Farhad Mortazavi

**Zoning:** R-1/S-94/DR/CD

**Parcel Size:** 10,600 s/f

**Lot Coverage:** 28.9%

**FAR:** TBD\*

**Height:** 33’

**Setbacks:** (F/R/LS/RS) 20/20/10/10

**STATUS:** \* TBD = To Be Determined by time of meeting

**5C. PLN2004-00403.** Coastal Development Permit and Coastsides Design Review for a new 4,000 s/f Single Family Dwelling with an attached 3-car garage on a 11,000 s/f parcel at Coronado Ave. west of The Crossways, Miramar. APN(s) 048-024-240, 350; 420; & 430. (Karen Wilson)

**Applicant:** T. Carey                      **Owner:** Same                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-94/DR/CD              **Parcel Size:** 11,000 s/f              **Lot Coverage:** 29.2%  
**FAR:** 53%                                  **Height:** 32                              **Setbacks:** (F/R/LS/RS) 20/20/20'3"/10'3"

**5D. PLN2004-00409** Coastal Development Permit and Coastsides Design Review for a to construct a new 1,930 square foot Single Family Dwelling on a 4,030 s/f parcel located off Avenue Granada, El Granada. APN: 047-075-100. (Chuck Kozak)

**Applicant:** Luis A. Robles              **Owner:** Peter McCluskey              **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR/CD              **Parcel Size:** 4030 s/f              **Lot Coverage:** 34.8%  
**FAR:** 47.8%                                  **Height:** 28'                              **Setbacks:** (F/R/LS/RS)9.5/26/5/10

**5E. PLN2004-00415.** Coastal Development Permit and Coastsides Design Review for a a new 3,305 s/f Single Family Dwelling (manufactured home) with an attached 2 car garage on a 9,375 s/f parcel at 1040 Date St. Montara. APN: 036-151-150. (Kathryn Slater-Carter)

**Applicant:** William Gormet              **Owner:** Marcus Vitrone              **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR/CD              **Parcel Size:** 9,375 s/f              **Lot Coverage:** TBD\*  
**FAR:** TBD\*                                  **Height:** TBD\*                              **Setbacks:** (F/R/LS/RS) TBD\*

**STATUS:** \* TBD = To Be Determined by time of meeting

**5F. PLN2004-00420.** Coastal Development Permit and Coastsides Design Review for a new 5,284 s/f Single Family Dwelling with an attached 2<sup>nd</sup> unit on a 14,400 s/f merged parcel at Terrace Ave., Miramar. Includes removal of 6 significant trees. APN: 048-065-050.. (Kathryn Slater-Carter)

**Applicant:** Luis Robles                      **Owner:** Bart & Mary Faherty              **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-94?DR/CD              **Parcel Size:** 14,400 s/f              **Lot Coverage:** TBD\*  
**FAR:** TBD\*                                  **Height:** TBD\*                              **Setbacks:** (F/R/LS/RS) TBD\*

**STATUS:** \* TBD = To Be Determined by time of meeting