

**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, November 3, 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:** 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.

No Items

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. Discussion & action regarding: 1. Harbor District Bathroom, PLN2004-00275;
2. Notifying neighbors; 3. Letter writing. (Sara Bassler) **7:45pm – 20 minutes.**

5B. PLN2000-00173: 3-story new house on a 35,142 sf. (~0.8 acre) parcel on Alta Loma near Alta Mesa and grading of a 1,500 ft road improvement along Valley Vista Road in Montara (Chuck Kozak) **8:05pm – 30 minutes.**

5C. PLN2004-00184: New house on the west side of Date Street 125' south of Drake St. in Montara. (Chuck Kozak) **8:35pm – 35 minutes.**

5D. PLN2004-00491. New house at Avenue Portola, El Granada. 24 trees to be removed. (Karen Wilson) **9:10pm – 30 minutes.**

5E. PLN2004-00493. New house at The Alameda, El Granada between Balboa and Ave. Del Oro. 7 trees to be removed. (Neil Merilees) **9:40pm – 20 minutes.**

5F. PLN2004-00509. New addition to an existing residence at 138 Seacliff Ct, Montara. (Karen Wilson) **10:00pm – 20 minutes.**

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, **November 17, 2004.**

Agenda Item Details: 11/03/04

5A. Discussion & action regarding: 1. Harbor District Bathroom, PLN2004-00275, regarding the coordination of direction & members to coordinate with the Harbor District bathroom committee, may include the writing of a letter to the Harbor District regarding our efforts; 2. Notifying neighbors of projects before this committee; 3. Letter writing timing & protocol.

5B. PLN2000-00173: Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastsides Design Review, Street Improvement Exemption (SIE) to build a 3-story, 4203 sf. single-family residence with attached 3-car garage and a detached 2-story 2096 sf. garage/storage/personal office structure, septic system, conversion of an existing agricultural well to domestic use, and grading of a 1,500 ft road improvement along Valley Vista Road, on a 35,142 s/f (~0.8 acre) parcel on Alta Loma near Alta Mesa in the RM/CZ district in Montara. APN(s) 036-142-030, 020, & 110.

Applicant: Greg Ward

Owner: Craig Griffin

Planner: Mike Schaller

Zoning: RM/CZ/DR

Parcel Size: 35,142 s/f

Lot Coverage: 3360 s/f (10.5%)

FAR: 18% including garage, but not applicable in RM zoning.

Height: main: 35' - garage/office: 25.5' **Setbacks (F/R/S/S):** NA

STATUS: Issues: House conformance to Design Review Standards, geological stability, site and road construction and maintenance impacts (tree removal, drainage, erosion, landscaping, enviromental/habitat issues), septic system conformance, ag well conversion

5C. PLN2004-00184: CDR and CDX to allow construction of a new 3,118s/f SFR on a 5,960 s/f parcel on the west side of Date Street 125' south of Drake St. in Montara. APN 036-161-350. No trees to be removed. Sharing well with house next door.

Applicant: Greg Ward

Owner: NA

Planner: Farhad Mortazavi

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

Parcel Size: 5,960 s/f

Lot Coverage: 34.1%

FAR: 52.3%

Height: 28'

Setbacks: (F/R/LS/RS) Height 27'6";

STATUS: P&Z originally reviewed on 5/19, but many issues. This is going to CDRC on 11/18.

5D. PLN2004-00491. Consideration of a CDX and CDR to construct a new 3,436 s/f SFR with an attached garage on a 7,765 s/f lot at Avenue Portola, El Granada. 24 trees to be removed. APN: 047-171-080.

Applicant: Steve Iacopi **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR/CD **Parcel Size:** 7,765s/f **Lot Coverage:** 27%
FAR: 44.2% **Height:** 28' **Setbacks:** (F/R/LS/RS) 18'6"/52'11"/5'/10'7"
STATUS: Issue of garage in front set-back.

5E. PLN2004-00493. Consideration of a CDX, CDR and lot merger to construct a new 3,595 s/f SFR with an attached 2-car garage on an 8,504 parcel at The Alameda, El Granada between Balboa and Ave. Del Oro. 7 trees to be removed. APN: 047-209-090, 100,110.

Applicant: Dave Hirzel **Owner:** Mike Cochran **Planner:** Farhad Mortazavi
Zoning: R-1/S-94/DR/CD **Parcel Size:** 8504 s/f **Lot Coverage:** 22.8%
FAR: 42% **Height:** 25'6" **Setbacks:** (F/R/LS/RS) 20/20/8/10
STATUS: Issue of drainage.

5F. PLN2004-00509 Consideration of a CDP and CDR to construct a 954 s/f addition to an existing residence on a 7426.5 s/f parcel at 138 Seacliff Ct, Montara. APN: 036-057-180

Applicant: David Beck **Owner:** D. Beck & D. Robins **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR/CD **Parcel Size:** 7426.5 s/f **Lot Coverage:** 33.5%
FAR: 51.1% **Height:** 21'6" **Setbacks:** (F/R/LS/RS)39'6"/20/14/5
STATUS: Going to CDRC on 11/18.