

**Planning & Zoning and Public Works Committees of the
MidCoast Community Council**
PO Box 64, Moss Beach CA 94038
Serving 12,000 residents

letters
all done
by 3/1/05

Agenda for Wednesday, January 19, 2005

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.
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.

letter done + emailed 3/1. Need to fax

5A. PLN1999-00503: New 2-story mixed use structure that includes a ground floor marine support facility and 2nd floor 1-bedroom residence at 362 Harvard Ave, Princeton. (Karen Wilson) **7:45pm – 30 minutes.** *Karen will send me note*

Sent Karen a reminder email on 1/24, 1/27

letter done emailed + faxed 1/27/05

5B. PLN2000-00007: Use Permit Renewal for operation of produce market and nursery at 401 Prospect Way, Princeton. (Karen Wilson) **8:15pm – 30 minutes.**

cont. / my letter sent to Chuck Kozak

5C. PLN2001-00464: New 4457 s/f house at Isabella Rd, El Granada. (Gael Erickson) **8:45pm – 30 minutes.** *continue to 2/2*

5D. PLN2004-00184: New house on the west side of Date Street 125' south of Drake St. in Montara. (Chuck Kozak) **9:15pm – 35 minutes.**

Chuck will send me notes → sent reminder email to Chuck 1/24

5E. PLN2004-00574: New 375 s/f garage attached via breezeway to an existing house at 480 Cypress, Moss Beach (Neil Merilees) **9:50pm – 20 minutes.**

Jefferson, emailed + faxed 1/19/05, going to COEC 2/10

5F. PLN2004-00589: An addition to an existing house at 2055 Carlos St, Moss Beach (Neil Merilees) **10:10pm – 20 minutes.**

6. **Discussion & Action:** Review of procedures for project referral, review of MCC positions and response for LCP Update Tasks or Recommendations for upcoming Planning Commission Hearings or Board of Supervisors meetings, 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, *February 2, 2005*.

Agenda Item Details: 1/19/05

5A. PLN1999-00503: Consideration of a CDP and Use Permit for a new 2-story mixed use structure that includes a ground floor marine support facility and 2nd floor 1-bedroom residence at 362 Harvard Ave, Princeton. APN: 047-023-320. Went to zoning hearing ofcr in 2000 – approved with conditions, but nothing has happened and use permit will expire in March 2005.

Applicant: David & Car Kamrar **Owner:** Same **Planner:** Matt Seubert
Zoning: TBD **Parcel Size:** TBD **Lot Coverage:** TBD
FAR: TBD **Height:** TBD **Setbacks:** (F/R/LS/RS): TBD

5B. PLN2000-00007: Consideration of a Use Permit Renewal for operation of produce market and nursery at 401 Prospect Way, Princeton. APN: 047-021-120, 047-021-130, 047-021-160.

Applicant: Eugene Pardini **Owner:** Same **Planner:** Matt Seubert

5C. PLN2001-00464: Consideration of an administrative CDR for a new 4457 s/f SFD with a 655 s/f attached 3-car garage on a 9,728 s/f parcel at Isabella rd, El Granada. The project is subject to the zoning regulations stipulated at the time of the application submitted in 17/09/01 (under the old DR and S-17 regulations and verified by Dave Holbrook, senior planner). After-the-fact CDP for the removal of 36 Eucalyptus trees, PLN2004-00256 is processed separately. APN: 047-192-440.

Applicant: Jack Chu **Owner:** Cioe Robert **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 9728 s/f **Lot Coverage:** TBD
FAR: TBD **Height:** TBD **Setbacks:** (F/R/LS/RS): TBD

5D. 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. Sharing a well with house next door on APN 036-161-340.

5E. PLN2004-00574: Consideration of a CDP and DR for a new 375 s/f garage attached via breezeway to an existing 1540 s/f SFD on a 12500 s/f parcel at 480 Cypress, Moss Beach APN: 037-181-300, 320.

Applicant: Myron Morrison

Owner: Same

Planner: Farhad Mortazavi

Zoning: R-1/S-17

Parcel Size: 12500 s/f

Lot Coverage: 25%

FAR: 25%

Height: 12.5'

Setbacks: (F/R/LS/RS): 20/36/5/5

5F. PLN2004-00589: Consideration of a CDX and DR for a 491 s/f addition to an existing 1,664 s/f SFD on a 7,244 s/f parcel at 2055 Carlos St, Moss Beach. No trees to be removed. APN: 037-084-200

Applicant: Robert George

Owner: Bonnie Ring

Planner: Farhad Mortazavi

Zoning: R-1/S-17

Parcel Size: 7,244 s/f

Lot Coverage: 35.6%

FAR: 45%

Height: 20'6"

Setbacks: (F/R/LS/RS): 18'6"/15/5/10