

all letters
done
3/2/05

**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, February 2, 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.

5A. PLN2001-00464: New 4457 s/f house at Isabella Rd, El Granada. (Gael Erickson)
7:45pm – 30 minutes. *letter done & emailed 3/1 → need to fax*

5B. PLN2004-00606: New house at the corner of Terrace and Hwy 1, ^{Moss Beach} Miramar. (Neil Merilees) **8:15pm – 30 minutes.**
letter done emailed & faxed 2/9/05

5C. PLN2004-00609: Addition and Off-Street Parking Exception for an existing house at 532 6th St, Montara. (Chuck Kozak) **8:45pm – 30 minutes.** *continued*
Cont. to add comments only

5D. PLN2004-00613: New house at 127 Madrid Ave, El Granada. (Gael Erickson)
9:15pm – 30 minutes.
letter done emailed + faxed 2/4/05

5E. PLN2004-00617: New house on Cedar St. between Harte and George in Montara. (Kathryn Slater-Carter) **9:45pm – 30 minutes.** *Call Steg c 678-9237 & need to fax*
copy to Chuck at his house. letter done + emailed 3/2 728-7066 w/

5F. PLN2004-00623: New house on 3rd St. Montara. (Kathryn Slater-Carter) **10:15pm – 30 minutes.**
sent copy to Chuck on 2/28. letter done emailed 3/2. Need to fax

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 16, 2005*.

Agenda Item Details: 2/02/05

5A. 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: Robert Cioe	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

5B. PLN2004-00606: Consideration of a CDP and CDR to construct a new 2009 s/f SFR with an attached garage on a 4285 s/f parcel located at the corner of Terrace and Hwy 1, Miramar. APN: 037-171-650

Applicant: Jack Mccarthy	Owner: Jerry Justice	Planner: Sara Bortolussi
Zoning: R-1/S-17	Parcel Size: 4285 s/f	Lot Coverage: 27.4%
FAR: 46.9%	Height: 26'6"	Setbacks: (F/R/LS/RS): 20/20/10/5

5C. PLN2004-00609: Consideration of a CDP, CDR and Off-Street Parking Exception to construct a 1549 s/f addition to rear of existing house on a 5000 s/f parcel at 532 6th St, Montara. The OSPEX is necessary because the house has only 1 covered parking space. APN: 036-093-060

Applicant: Oscar Garcia	Owner: Same	Planner: Farhad Mortazavi
Zoning: R-1/S-17	Parcel Size: 5000 s/f	Lot Coverage: 29.7%
FAR: 52.7%	Height: 28'	Setbacks: (F/R/LS/RS): 20/20/5'4"/10

5D. PLN2004-00613: Consideration of a CDX, CDR to construct a new 1650 s/f SFR with an attached 2-car garage on a 5,000 s/f parcel at 127 Madrid Ave, El Granada. No trees to be removed. APN: 047-043-150.

Applicant: Juliette Kulda	Owner: St. Josephs Design Inc.	Planner: Farhad Mortazavi
Zoning: R-1/S-17	Parcel Size: 5000 s/f	Lot Coverage: 43.2%
FAR: 41.2%	Height: 16'	Setbacks: (F/R/LS/RS): 20/20/5/5

STATUS: Going to CDRC on 2/10/05.

here

5E. PLN2004-00617: Consideration of a CDX, CDR to construct a new 2437 s/f SFR on a 6250 s/f parcel on Cedar St. between Harte and George in Montara. 4 trees to be removed. APN: 036-103-440.

Applicant: Mark Stegmaier **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 6250 s/f **Lot Coverage:** 28.3%
FAR: 41% **Height:** 26'2" **Setbacks:** (F/R/LS/RS): 20/20/10/5

5F. PLN2004-00623: Consideration of a CDP, CDR to construct a new 2100 s/f SFR including a 400 s/f garage on a 4425 s/f parcel on 3rd St. Montara. No trees to be removed.

Applicant: Paul McGregor **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 4425 s/f **Lot Coverage:** 28.6%
FAR: 47.5% **Height:** 26.5 **Setbacks:** (F/R/LS/RS): 20/23/10/5