

**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 16, 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. MidCoast drainage issues & habitat protection, especially in the Date/Cedar St. corridor in Montara. (Chuck Kozak) 7:45pm – 30 minutes.**
- 5B. PLN2004-00218.** Seasonal fruit and vegetable stand on the west side of highway one in El Granada. (Gael Erickson) **8:15pm – 30 minutes.**
- 5C. PLN2004-00609:** Addition and Off-Street Parking Exception for an existing house at 532 6th St, Montara. (Chuck Kozak) **8:45pm – 30 minutes.**
- 5D. PLN2004-00615:** An addition to an existing house at 2084 Vallemar St. Moss Beach. (Neil Merilees) **9:15pm – 30 minutes.**
- 5E. PLN2004-00619:** New house on the NE corner of Kanoff & Tamarind, Montara. (Neil Merilees) **9:45pm – 30 minutes.**
- 5F. PLN2004-00620:** An addition/remodel to an existing house at 199 Wienke Way, Moss Beach. (Neil Merilees) **10:15pm – 30 minutes.**

6. **Discussion & Action:** 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, *March 2, 2005*.

Agenda Item Details: 2/16/05

5A. Information and discussion of action on MidCoast drainage issues & habitat protection, especially in the Date/Cedar St. corridor in Montara.

5B. PLN2004-00218. Consideration of a CDP to allow a 10' x 20' seasonal fruit and vegetable stand on the west side of highway one in El Granada, just south of the north end of Capistrano and approximately across the highway from Coral Reef Ave. APN047-081-130.

Applicant: Tom & Pete's Produce **Owner:** Dover Crest LLC **Planner:** Sara Bortolussi
Zoning: PAD **Height:** 12'6"

STATUS: Previously discussed at 6/16 P&Z.

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. PLN2004-00615: Consideration of a CDP (public hearing) and CDR for a 363 s/f addition to an existing 1337 s/f house on a 3663 s/f parcel at 2084 Vallemar St. Moss Beach. APN: 037-086-060.

Applicant: Sierra West **Owner:** Rudy Sambold **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 3663 s/f **Lot Coverage:** 31.8%
FAR: 46.4% **Height:** TBD **Setbacks:** (F/R/LS/RS): 31/20/4/2.5

STATUS: On-line permit center as of 1/19/05 – needs boundary survey and project narrative.

5E. PLN2004-00619: Consideration of a CDX, CDR to construct a new 3718 s/f SFR including a 487 s/f garage on a 8759 parcel on the NE corner of Kanoff & Tamarind, Montara. No trees to be removed. APN: 036-071-200.

Applicant: Edward Love **Owner:** W & T Johnston **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 8759 s/f **Lot Coverage:** 33.33%
FAR: 42.5% **Height:** 23'7" **Setbacks:** (F/R/LS/RS): 20/20/10+/10

5F. PLN2004-00620: Consideration of a CDP (public hearing) and CDR for a 529 s/f addition/remodel to an existing 2980 s/f house on a 6650 s/f parcel at 199 Wienke Way, Moss Beach. APN: 037-123-280.

Applicant: Edward Love **Owner:** Larry Manes **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 6650 s/f **Lot Coverage:** 32.5%
FAR: 52.75% **Height:** 23'4" **Setbacks:** (F/R/LS/RS): 20/?/5/?

STATUS: On-line permit center as of 1/19/05 –issues with remodel exceeding 50%, wood burning fireplace, setback encroachment, and a "Stucio"? (?unpermitted second dwelling unit?).