

**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, March 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.
 - PLN2004-00597:** Use Permit Renewal and amendment, CDP, off-street parking exception for a 23-bed elderly care facility. No changes to the existing property are being proposed at this time.
 - PLN2004-00275:** Harbor District Bathroom: Use Permit Amendment, a CDP and DR to construct, at Pillar Point Harbor, a 2,336 sq ft building APN: 047-083-060. On Zoning Hearing Officer Agenda for March 3, 2005.
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. Foti Bed & Breakfast:** pre-review of B&B proposed at the intersection of Balboa and Avenue Alhambra, El Granada (story poles currently up.) (Karen Wilson) 8pm – 30 minutes
 - 5B. PLN2004-00630:** Addition to house & enlargement of an existing detached cottage at 562 Ferdinand Ave, El Granada. (Gael Erickson) 8:30pm – 30 minutes
 - 5C. PLN2005-00022:** A new house on the cul-de-sac of Magellan Ave. in Miramar. 22 eucalyptus trees to be removed. (Chuck Kozak) 9pm – 30 minutes

5D. PLN2005-00050: Addition to a house at 1260 LeConte Ave, Montara. (Neil Merilees)
9:30pm – 30 minutes

5E. Review and Comment on LCP update Recommendations from the Planning Commission to the Board of Supervisors for upcoming meeting. (Chuck Kozak) 10pm – 45 minutes.

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 16, 2005.**

Agenda Item Details: 3/02/05

5A. Foti Bed & Breakfast: pre-review of bed and breakfast proposed at the intersection of Balboa and Avenue Alhambra, El Granada (story poles currently up.)

5B. PLN2004-00630: Consideration of a CDX and CDR to construct a new entryway, stairs/breezeway connecting main residence with new garage/workshop and reconstruction & enlargement of an existing detached cottage on a 14,716 s/f parcel at 562 Ferdinand Ave, El Granada. APN: 047-218-100, 047-218-220.

Applicant: Rafael Gomez

Owner: Stephen East

Planner: Farhad Mortazavi

Zoning: R-1/S-17

Parcel Size: 14,716 s/f

Lot Coverage: 25.4%

FAR: 29.9%

Height: 16'

Setbacks: (F/R/LS/RS): 20/20/19.7/5

On-line permit center as of 2/16/05:

01/04/2005 WJC - 1.) Three separate building permits will be required. One for the modifications to the main house. One for the detache garage/shop, and one for the Cottage. 2.) Setbacks for the garage and cottage will be required to be confirmed in writing by a licensed surveyor before concrete for foundations can be poured.

3.) If a water main extension, upgrade or hydrant is required this work must be completed prior to the issuance of the building permit.

4.) Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permits. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

(NOTE: For professionalism, the vicinity and location map should be changed to reflect the property associated with this application and not a project in San Francisco)

1-6-2005 ksa-driveway profile not complete..need to identify where is property line and edge of pavement location. Proposed retaining wall cannot extend into County R/W.

01/25/05 FSM - This incomplete form regarding review by planning and DPW is given to the applicant, Rafael Gomez, at the counter on this day:

01/04/05 FSM - The breezeway does not qualify. The new covered structure stretches between the new garage and the second floor wood deck entry for a total of 64.75 ft. where 25 ft. is allowed, or the point of entry to the main house (23 ft. of the breezeway next to the new garage) is another roofed pathway to the second floor. Therefore it does not qualify. Setback measurements need to be taken perpendicular to the property lines. Plans for Design Review process should include retaining wall section. Vicinity and local maps are not relative to the project site. Existing house floor plans are required for FAR verification.

5C. PLN2005-00022: Consideration of a CDP and CDR to construct a new 5099 s/f SFR including a 716 s/f 3-car garage on a 12,000 s/f parcel on the cul-de-sac of Magellan Ave. in Miramar with extension of the water main. 22 eucalyptus trees to be removed. The project is not appeasable to the Coastal Commission. APN: 048-021-320,330.

Applicant: Jack Mccarthy **Owner:** 12,000 s/f **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 14,716 s/f **Lot Coverage:** TBD
FAR: TBD% **Height:** TBD' **Setbacks:** (F/R/LS/RS): TBD

The on-line permit center shows no issues as of 2/16/05.

5D. PLN2005-00050: Consideration of CDR for a 2,113 s/f addition to an existing 2058 s/f SFD on a 10,000 s/f parcel at 1260 LeConte Ave, Montara. APN: 036-063-110, 120.

Applicant: JC Engineering **Owner:** Peter Savvon **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 10,000s/f **Lot Coverage:** 31.6%
FAR: 41% **Height:** 26'9" **Setbacks:** (F/R/LS/RS): 27/20.8/30.5/11

On-line permit center, as of 2/16/05:

02/08/05 FSM - Project narrative is required. Crawl space access door to be removed since the area is more than 6.5 ft. in height. Also, site violation regarding over-height fences need to be rectified.

2-9-2005 ksa-need plan and profile for new d/w..also if the proposed project is over 50% as determined by the bldg.dept...the existing d/w also needs to be upgraded to current County standard.

5E. Review and Comment on LCP update Recommendations from the Planning Commission to the Board of Supervisors– MCC has already voted to support Planning Commission's recommendations, so this will be a discussion to clear up any questions, ambiguities, or other things specifically pertaining to the items to be discussed at the upcoming Board of Supervisor's meeting. Items to be discussed may include:

- Limits to residential uses in non-residential zoning districts
- Increasing Midcoast commercial and employment opportunities
- Evaluating the Airport Overlay district zoning controls
- Revising nonconforming parcel development controls
- Revising development controls in Midcoast rural zoning districts
- Revising the Rural Residential area boundary
- Considering lot merger in Midcoast rural area.