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

all
letters
done
4/6/05

Agenda for Wednesday, March 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>

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| 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.

draft to chuck 3/21, letter done emailed + faxed on 4/6/05
5A. PLN2005-00015: A new road and house on Alta Mesa Rd, Montara. 22 trees to be removed. (Chuck Kozak) 7:45pm – 45 minutes.

cont **5B. PLN2005-00038:** Conversion of an underfloor area to habitable space of an existing house at 644 Palma St, El Granada. (Karen Wilson) 8:30pm – 30 minutes. → *cont 4/6/05 done*

cont **5C. PLN2005-00046:** New house on Seventh St., Montara between East and LeConte. (Chuck Kozak) 9pm – 30 minutes. → *cont vlc resubmitting, send letter to Farhad!*

sent letter to Farhad 3/21 re revised plans
5D. PLN2005-00082: Legalize an addition remodel of an existing house at 1322 Columbus St., El Granada. (Gael Erickson) 9:30pm – 30 minutes.

draft to Gael 3/21 letter done emailed + faxed 3/22/05

5E. Review and Comment on the LCP update Recommendations from the Planning Commission to the Board of Supervisors for upcoming meeting and discuss the progress of the update with possible letter and/or action. (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, *April 6, 2005, but we will be discussing whether to hold an extra meeting on Wednesday, March 30, 2005.*

Agenda Item Details: 3/16/05

5A. PLN2005-00015: Consideration of a CDP and RM-CZ permit for a new road and 6,328.6 s/f SFD, including garage on a 1 ¼ acre parcel on Alta Mesa Rd, Montara. 22 trees to be removed. APN: 036-134-070

Applicant: Larry Ross **Owner:** Same **Planner:** Tiare Pena
Zoning: RM-CZ **Parcel Size:** 1 ¼ acre **Lot Coverage:** TBD
FAR: TBD **Height:** 32' **Setbacks:** (F/R/LS/RS):TBD

5B. PLN2005-00038: Consideration of a CDR and CDX to convert 762 s/f part of an underfloor area to habitable space to be added to the existing 2,382 s/f house on a 5,886 s/f parcel at 644 Palma St, El Granada. No trees to be removed. APN: 047-234-390.

Applicant: Innovative Concepts **Owner:** John Minkstein **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5886 s/f **Lot Coverage:** 40.37%
FAR: 47% **Height:** 23'6" **Setbacks:** (F/R/LS/RS): 20/32'3"/4'10"/10'1"

5C. PLN2005-00046: Consideration of a CDX and CDR for a new 2593 s/f SFD on a 5000 s/f parcel on Seventh St., Montara between East and LeConte (lot 5, block 59). No trees to be removed. APN: 036-092-350.

Applicant: Michael Falvey **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5886 s/f **Lot Coverage:** 31%
FAR: 60.5% **Height:** 27'6" **Setbacks:** (F/R/LS/RS): 20/30/9/6

5D. PLN2005-00082: Consideration of CDR and CDX to legalize a 308 s/f addition to an existing SFR, to remove 240 s/f from the existing garage (will be 380 s/f after demo), to cover an existing 32 s/f uncovered deck and to change the existing flat roof to a gable roof on a 6,000 s/f parcel at 1322 Columbus St., El Granada. APN: 047-291-060, 380, 390.

Applicant: Rafael Gomez **Owner:** Pedro Morales **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 6,250 s/f **Lot Coverage:** 18%
FAR: 18% **Height:** 15' **Setbacks:** (F/R/LS/RS): 17/>20/0/5

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. Will also discuss the progress of the update so far with possible courses of action. Items to be discussed may include:
 Annual residential growth rate limit; land uses on Devil's Slide bypass land; Highway 1 pedestrian improvements; Coastal Trail policies/trail descriptions; Cuonty response to LCP assigned tasks; Codify Coastal Act secions as LCP policy; LCP policy conflicts/ambiguous provisions; Add Midcoast Design Review glossary