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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

Agenda for Wednesday, April 6, 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. Preliminary discussion of plans for house on a two-acre parcel at Etheldore and Marine in Moss Beach - APN 037-160-080. (Chuck Kozak) 7:45pm – 20 minutes.
 - 5B. PLN2005-00078: A paved bicycle path on parcel between highway 1 & Miramar. (Mirada Surf West Coastal Trail Extension) (Gael Erickson) 8:05pm – one hour.
 - 5C. PLN2005-00038: Conversion of an underfloor area to habitable space of an existing house at 644 Palma St, El Granada. (Karen Wilson) 9:05pm – 20 minutes.
 - 5D. PLN2005-00067: New home on Edison St. Montara. (Chuck Kozak) 9:25 – 20 minutes.
 - 5E. PLN2005-00094: New home on San Juan Ave, El Granada (btw Navarra & Carmel). (Kathryn Slater-Carter) 9:45pm – 20 minutes.
 - 5F. Discussion regarding drainage plans and redesigns for: PLN2004-00183, PLN2004-00184, and PLN2004-00389 (Chuck Kozak) 10:05 – 45 minutes.

5G. 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) 10:50pm – 20 minutes.

6. **Discussion & Action:** Review of procedures for project referral, review of MCC positions and response for LCP Update Tasks for upcoming Planning Commission Hearings, 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, *April 20, 2005*.

Agenda Item Details: 4/6/05

5A. Preliminary discussion of plans for one single-family residence on a two-acre parcel zoned R-1/S-17/DR at Etheldore and Marine in Moss Beach - APN 037-160-080.

5B. **PLN2005-00078:** Consideration of a CDP to build a paved bicycle path with pedestrian bridges and restrooms on parcel bounded by highway 1, Mirada Rd & private parcels on Magellan between highway 1 & Miramar. (Mirada Surf West Coastal Trail Extension) Zoned RM-CZ. Will involve removal of 900 s/f of Willows. APN: 047-330-310, 047-331-010. Planner Mike Schaller.

STATUS: On-line permit center as of 3/15/05:

02/28/2005 WJC - Will Parks be taking out a building permit for the bridge and restrooms, or claiming an exemption?

5C. **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"

STATUS: Scheduled for CDRC 4/14/05. Lot coverage and left side setback do not comply with zoning. On-line permit center, as of 2/16/05: (note: at least he applied for a permit for doing this)
02/08/05 FSM - The conversion of area below main level to habitable space, although existing, is a change of use of the area which does encroach the leftside setback by 2 inches. A survey to verify all setbacks and a project valuation, to be applied for building department, are required. If project's valuation is near 50% to consider the project as major remodeling, then a Home Improvement Exception and a coastal development permit is required to remedy the setback encroachment, and the associated application for a HIE and coastal development permit, with a balnce fee of \$3,440.85 will need to be submitted.

5D. **PLN2005-00067:** Consideration of CDR and CDX to constuuct a new 3250 s/f SFR including a 504 s/f garage on a 6250 s/f parcel at Edison St. Montara (lots 35 & 36, parcel map vol 50/61). 11 eucalyptus trees to be removed. APN: 036-152-250.

Applicant: Mario Andreini **Owner:** Andreini Ed Trust **Planner:** Farhad Mortazavi

Zoning: R-1/S-17 **Parcel Size:** 6,250 s/f **Lot Coverage:** 34.4%

FAR: 52% **Height:** 27'6" **Setbacks:** (F/R/LS/RS): 20/30/10/5

STATUS: Scheduled for CDRC 4/14/05. On-line permit center, as of 3/1/05: 2-28-2005 *ksa-it seems that the Architectual drawings are not compatible with the Civil drawings by Mike Ashley. There may be some severe grading at the d/w approach. It needs to be clarify.*

02/28/2005 WJC - At the time of application for a building permit, the following will be required:

- 1. Prior to pouring any concrete for foundations, written verification from a licensed surveyor must be submitted confirming that the required setbacks as shown on the approved plans have been maintained.*
- 2. An automatic fire sprinkler system will be required. This permit must be issued prior to or in conjunction with the building permit.*
- 3. If a water main extension, upgrade or hydrant is required, this work must be done prior to issuance of the building permit or the applicant must submit a copy of a contract and agreement with the water purveyor that will ensure the work will be completed prior to finalization of the building permit.*
- 4. A site drainage plan shall be submitted which will demonstrate how roofdrainage and site run off will be directed to an approved location. The drainage system with the drywell at the property line shown on these plans in NOT acceptable. The drywell must be located a minimum of 20 feet from the property line to allow for dispersment of water on this site, rather than the neighboring property.*
- 5. Sediment and erosion control measures must be installed prior to beginning any site work, including the removal of trees. Failure to install and maintaint these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.*
- 6. No wood burning fireplaces allowed.*

5E. PLN2005-00094: Consideration of CDR & Staff-level CDP for a new 2464 s/f SFR including a 440 s/f garage on a 4991 s/f parcel on San Juan Ave, El Granada (btw Navarra & Carmel). Two trees to be removed. APN: 047-136-440.

Applicant: Edward Love **Owner:** Ron & Judy Shaw **Planner:** Farhad Mortazavi

Zoning: R-1/S-17 **Parcel Size:** 4991 s/f **Lot Coverage:** 32.6%

FAR: 51% **Height:** 26'3" **Setbacks:** (F/R/LS/RS): 14/31.64/7/8

STATUS: Scheduled for CDRC 4/14/05. Substandard lot. Front setback to the garage is only 14'. On-line permit center as of 3/15/05:

03/01/05 FSM - Project narrative and 4 sets of color and material boards are required, which should be submitted by 03/24/05 so the project can be scheduled for the 04/14/05 Design Review hearing.

5F. Discussion regarding drainage plans and redesigns for:

(a) PLN2004-00183 (Consideration of design review approval to allow construction of a 3,118 sq. ft. single-family residence, including a 420 sq. ft. garage on a 6,236 sq. ft. parcel)

(b) PLN2004-00184 (Consideration of design review approval for a Coastal Development Permit to allow construction of a 3,118 sq. ft. single-family residence, including a 420 sq. ft. garage, extension of water and sewer main, and placement of a fire hydrant on a 5,837 sq. ft. parcel.)

and (c) PLN2004-00389 (Consideration of design review approval to allow construction of a 2,770 sq. ft. single-family residence, including a 462 sq. ft. garage, and placement of a fire hydrant and a domestic well on a 6,000 sq. ft. parcel.)

5G. 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.

