

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

<p>Agenda for Wednesday, April 20, 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</p>	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. PLN2004-00615: An addition to an existing house at 2084 Vallemar St. Moss Beach. (Neil Merilees) **8pm – 30 minutes.** *letter done emailed + faxed 4/22/05*

5B. PLN2005-00087: A new house on the 400 block of Virginia Ave, Moss Beach between two existing houses. (Neil Merilees) **8:30pm – 30 minutes.** *letter done, emailed + faxed 4/22/05*

5C. PLN2005-00095: A new house on Pearl Ave, Moss Beach. (Chuck Kozak) **9pm – 30 minutes.** *Continue b/c revised plans*

5D. PLN2005-00116: A new house at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. (Chuck Kozak) **9:30pm – 30 minutes.** *letter done, emailed + faxed 4/27/05*

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) **10:00pm – 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.

- . 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, *May 4, 2005*.

Agenda Item Details: 4/20/05

✓ **5A. 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:** Mike Schaller
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: Originally discussed on 2/16. Letter sent to planner on 2/17 with questions.

*planning
 scarp complete
 bldg scarp
 boundary survey of
 existing structure
 is needed.
 2
 int side
 front
 setbacks*

✓ **5B. PLN2005-00087:** consideration of CDR & CDX for a new 2700 s/f SFR including a 405 s/f garage on a 5200 s/f parcel on the 400 block of Virginia Ave, Moss Beach between two existing houses. No trees to be removed. APN: 037-132-210.

Applicant: John Kroll **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 5,200 s/f **Lot Coverage:** 34.5%
FAR: 50% **Height:** 27' **Setbacks:** (F/R/LS/RS): 20/20/5/5
STATUS: On-line permit center as of 3/15/05:

03/01/05 FSM - Side setbacks requirement regulation indicates "combined total of 15 feet with a minimum of 5 feet on any side. This means one side of at least 5 ft. with the other with at least 10 ft. The project includes a mix and match of side yard setbacks. The applicant need to pick one side for 5 ft. and another for 10 ft (5 ft. of living room encroaches the left side setback). Floor area ration calculation need to include the garage, and it is proposed at 3,225.25 sq. ft. or 62% wher 53% is allowed, creating an overage of 469.25 sq.ft. Also, lot coverage calculation is at 1,923 sq. ft. or 37% where 35% is the limitation, creating an overage of 103 sq. ft. Applicant MUST reduce the size of the proposal for zoning compliance. In addition, roof rafters need to be deleted from the site and floor plans, for more clarity. Driveway plan and profile is required.

No new comments & trading phone msg 2 projects designer.

Cont.

5C. PLN2005-00095: Consideration of CDP & CDR for a new 2038 s/f SFR with an attached 419 s/f garage on a 4761 s/f parcel on Pearl Ave, Moss Beach. APN: 037-184-060

Applicant: Richard Ilkamp **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 4761 s/f **Lot Coverage:** 33.35%
FAR: 48.68% **Height:** 22'9" **Setbacks:** (F/R/LS/RS): 20/20/9/5
STATUS: On-line permit center as of 3/15/05: (will need revised plans)

03/09/05 FSM - Project does not comply with the side setback requirement for a combined total of 15 ft. with a minimum of 5 ft. on any side. The project includes 5 ft. on the right side and 9 foot on the leftside, for a total of 14 feet. Floor Area Ratio calculation is reported at 48.6% where 48% is allowed. However, calculation of FAR is at 2,354.25 sq. ft. where 2,285.25 sq. ft. is allowed, creating an overage of 69 sq. ft. Rear two-story windows (nook's and bedromm # 3) does not qulaify as bay windows and encroach the rear setback by one foot. Also, project lacks a driveway plan and profile to be reviewed by Department of Public Works. In addition, the inside garage width at its narrowest (from water heater plate) is 17 ft., where an uninterrupted width of 18 ft. is required. Site plan needs to include contour lines and natural grade to be shown on all elevations. 3 more sets of color samples required. Project narrative is required.

4/13/05 - above concerns addressed & resubmitted

5D. PLN2005-00116: Consideration of a grading permit, RM-CZ permit and CDP for a new one-story 3168 s/f SFD with two garages at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. APN: 036-163-160, 036-163-5??.

Applicant: Peck Drennan **Owner:** Michael Trautman **Planner:** Matt Seubert
Zoning: RM-CZ **Parcel Size:** 1.18 acres **Lot Coverage:** 10%
FAR: ?% **Height:** 16' **Setbacks:** (F/R/LS/RS): 20/38/10/6

STATUS: On-line permit center as of 4/16/05: 3/8/05 MAT: Applicant needs to provide determination that property is over 100' from creek. Project received as staff level CDP - if it turns it property is within 100' of creek, then process as appealable to Coastal Commission. Could not locate density analysis records in file cabinet for this parcel - check to see if density allowed. Check the following items: land use consistency with general plan (very low density, up to .2 du/acre), priority land use in coastal zone, parking and driveway dimensions and standards, landscaping requirements (if any), water source check with water district. 3/9/05 MAT: Applicant needs to provide verification that property is over 100' from creek. Applicant also needs to provide erosion control plan with permanent stormwater control plan, proof of ownership, and statement of owners concurrence. 3/21/05 MAT: DRC review. Issues - access, need driveway profile to county maintained road, check slope/grade against RM requirements.

3-29-2005 JFD - this project will require a geotechnical study prior to grading. this should include recommendations for house & wall design. the big retaining wall will need a permit prior to grading, since it is involved in the placement of fill.

Project outside urban area and cannot be served by District water or sewer. (Project will use septic and shared well anyway.)

No new comments as of 4/10/05

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.