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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, May 4, 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. PLN2005-00095:** A new house on a substandard lot on Pearl Ave, Moss Beach. (Chuck Kozak) **8pm – 30 minutes.**
- 5B. PLN2005-00107:** A new house on a substandard lot on 13th St, Montara (between Farralone & Main ????) (Chuck Kozak) **8:30pm – 30 minutes.**
- 5C. PLN2005-00108:** A new house on a substandard lot on 6th St. Montara. (Chuck Kozak) **9pm – 30 minutes.**
- 5D. PLN2005-00122:** A new house on Almeria Ave, El Granada (lots 1 & 2 in block 83, sub #8 El Granada. (Gael Erickson) **9:30pm – 30 minutes.**
- 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.**

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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, **May 18, 2005.**

Agenda Item Details: 5/4/05

5A. 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 Hokamp **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 4/29/05:

04/13/05 FSM - Below concerns are addressed with resubmittals dated today. 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 qualiafy 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.

5B. PLN2005-00107: Consideration of staff-level CDP & CDR for a new 2155 s/f SFR including a 660 s/f garage on a 4500 s/f parcel on 13th St, Montara (between Farralone & Main ?????) No trees to be removed. Well permit-approved. APN: 037-013-390.

Applicant: Micheliz LLC **Owner:** Rob & Helen Carey, trustees **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 4500 s/f **Lot Coverage:** 34.8%
FAR: 47.9% **Height:** TBD **Setbacks:** (F/R/LS/RS): 20/21/5/15

STATUS: On-line permit center as of 4/29/05:

Review by Planning: 04/07/05 Resubmittal dated 03/31/05 includes a topo by a surveyor, per Bill C.'s request, which is forwarded to him. But it still is 4.5 sq. ft. over the lot coverage limitation. 03/30/05 FSM - Resubmitted plans dated yesterday and the balanced fees paid on the same day addresses all below issues except the lot coverage overage. County's regulation indicates that all areas more than 18-inches or more above the ground are included in the lot coverage calculation, which in this front staircase entrance is not included in the calculation. LC calculation isnow at 1,611.5 sq. ft. (including new calaulation for areas 1, 3, and 7, see page 6 of project file's plan), which is at 35.8 percent or a 36.5 sq. ft. overage. 03/09/05 FSM - Spiral staircase's location interrupts the garage space, for which a width of 18 uninterrupted ft. is required (please note that moving the garage door left by one foot does not remedy this issue). Lot Coverage calculation including the unreported 69.75 sq. ft. for the staircase isat 1,633.67 sq. ft. or 36.3% where 35% is allowed, creating an overage of 58.67 sq. ft. The cantalivered bay window does not qualify as one, and therefore encraoches the setback by 1 foot...

Review by Building: 04/14/2005 WJC - Submittal date stamped 3/31/05 now has topo. Door to lower room still not resolved, but that can be taken care of with the building permit submittal. 04/12/2005 WJC - Item #1 has not been addressed. Changing the name of the room for item 3 will not do. This is a room that will be used for sleeping purposes and the door cannot open into the garage. 03/14/2005 WJC - 1. A topo by a license surveyor or engineer is required. 2. Spiral stairs cannot be installed as

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shown. First, the breach the required firewall, second, they encroach into the required parking. 3. The door from the garage to the room labled "retreat" is not allowed. These three items and other planning issued will require revised plans to be submitted.

Received: 3/29/05 MAT: Route to FSM. Received 5 sets of plans with FAR calculation corrected, stairs removed from calculation of FAR, and 'retreat room' relabeled as 'mud room', bay window removed.... 3/31/05 MAT: Received 3 sets of plans showing erosion control, landscaping, also survey.

5C. PLN2005-00108: Consideration of CDR & Staff-level CDP for a new 1917 s/f SFR including a 436 s/f garage on a 4000 s/f parcel on 6th St. Montara. Well permit approved. APN: 036-021-020.

Applicant: Micheliz LLC **Owner:** Rob & Helen Carey, trustees **Planner:** Farhad Mortazavi

Zoning: R-1/S-17 **Parcel Size:** 4000 s/f **Lot Coverage:** 29.7%

FAR: 47.9% **Height:** 28 **Setbacks:** (F/R/LS/RS): 20/38/10/6

STATUS: On-line permit center as of 4/29/05:

Review by Planning: 03/30/05 FSM - Project is in compliance.

03/09/05 FSM - Floor Area Ratio calculation is at 1,927.2 sq. ft. (including 10 sq. ft. of second floor bedroom SEAT bay window which does not qualify as a bay window), creating an overage of 7.2 sq. ft.... Entrance's eave extends out by 2'-8" into the side setback, where it is limited to a 2 ft. extension.

Review by Building: 04/26/2005 WJC - Item 1 and 2 now resolved

04/12/2005 WJC - Items 1 and 2 not addressed in this referral 03/14/2005 WJC - 1. The site plan must clearly show the location of the second story deck. 2. A topo by a license surveyor or engineer is required so that height verification, drainage and driveway profile can be accurately demonstrated. When the above issues have been resolved the following will be required at the time of application for a building permit:

Received: 3/31/05 MAT: Received 3 sets of plans showing erosion control, landscaping, also survey.

5D. PLN2005-00122: Consideration of a CDX and DR for a new 2-story 4039 s/f SFR including a 1001 s/f garage on a 11,171 s/f parcel at Almeria Ave, El Granada (lots 1 & 2 in block 83, sub #8 El Granada). APN: 047-077-180.

Applicant: Jim Cain

Owner: Same

Planner: Farhad Mortazavi

Zoning: R-1/S-17

Parcel Size: 11,171 s/f

Lot Coverage: 28.7%

FAR: 36.2%

Height: <28'

Setbacks: (F/R/LS/RS): 20/20/5' 10"/5' 10"

STATUS: On-line permit Center as of 4/29/05:

03/14/05 FSM - ...Also, applicant should be informed that the structure IS NOT stepped-design as required by Design Review Guidelines (the two- story mass of the structure does not follow the site's contour lines), which could be a major design review issue once the project is in front of Design Review Committee.

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.