

**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, May 18, 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. PLN2000-00173: New 3-story home with detached 2-story structure and of a road improvement along Valley Vista Road, on parcel on Alta Loma near Alta Mesa in the RM/CZ district in Montara. (Chuck Kozak) **8pm - 30 minutes.** *I do 1st draft, send to Chuck*

5B. PLN2005-00046: A new house on Seventh St.; Montara between East and LeConte. (Chuck Kozak) **8:30pm - 20 minutes.** *Sent 2nd letter re revised plans. 6/15/05*

5C. PLN2005-00148: A new house at 482 Coronado Ave, El Granada. (Neil Merilees) **8:50pm - 20 minutes.** *send draft to Neil will do 1st draft letter done emailed + faxed 6/15/05*

5D. Review of recent Planning Staff decision letters for PLN2005-00022 and PLN2005-00094. (Sara Bassler) **9:10pm - 30 minutes.** *not doing - 0 time*

5E. Discussion of the extension of the Development Agreement for the Harbor Village project in Princeton. (Sara Bassler) **9:40pm - 20 minutes.** *letter done emailed + faxed*

5F. 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.
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, **June 1, 2005.**

Agenda Item Details: 5/18/05

5A. PLN2000-00173: Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastside Design Review, Street Improvement Exemption (SIE) to build a 3-story, 4203 sf. single-family residence with attached 3-car garage and a detached 2-story 2096 sf. garage/storage/personal office structure, septic system, conversion of an existing agricultural well to domestic use, and grading of a 1,500 ft road improvement along Valley Vista Road, on a 35,142 s/f (~0.8 acre) parcel on Alta Loma near Alta Mesa in the RM/CZ district in Montara. APN(s) 036-142-030, 020, & 110. (This project was significantly revised from CDP95-0017 on 7/13/00 – original application included a LLA and two houses)

Applicant: Craig Griffin **Owner:** Craig Griffin **Planner:** Mike Schaller
Zoning: RM/CZ/DR **Parcel Size:** 35,142 s/f **Lot Coverage:** 3360 s/f (10.5%)
FAR: 18% including garage, but not applicable in RM zoning.
Height: main: 35' - garage/office: 25.5' **Setbacks (F/R/S/S):** NA
STATUS: This has been sent to us again for revised road plans.

5B. 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:** 5880 s/f **Lot Coverage:** 31%
FAR: 60.5% **Height:** 27'6" **Setbacks (F/R/LS/RS):** 20/30/9/6

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

02/08/05 FSM - Floor area ratio (including the garage in S-17 district) is calculated at 3,028.3 sq. ft. or 60.5% where 53% is allowed, creating an overage of 377 sq. ft. The rear setback is shown 32 ft. on the survey, but the plat plan shows 22 ft. which actually is measured 32 ft. which need to be revised. Elevations need to include scale (1/4" = 1'-0"). One color sample attached to plans is not acceptable. Applicant must provide 4 sets of color boards for wall, trim, accent, and roof per DR application. A project narrative is required.

5C. PLN2005-00148: CDP & CDR for a new two-story 3,184 s/f SFR including a 400 s/f garage on a 8250 s/f parcel at 482 Coronado Ave, El Granada. Three trees to be removed. APN: 048-025-110, 120, 130, 140 (Applic states APN: 048-025-100 & 110 (merged)).

Applicant: Michael McCracken **Owner:** Tom & Gladys Callan **Planner:** Farhad Mortazavi
Zoning: R-1/S-94 **Parcel Size:** 8250 s/f **Lot Coverage:** 23.5%
FAR: 38.6% **Height:** 27' **Setbacks (F/R/LS/RS):** 20/35/15'5"/15'5"

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5D. Review of recent Planning Staff decision letters for PLN2005-00022 and PLN2005-00094 with discussion and possible action.

5E. Discussion of and Possible Recommendation to the Board of Supervisors regarding their consideration of an extension of the Development Agreement for the Harbor Village project.

5F. 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.