

**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, June 29, 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.

done 7/12
5A. Remodeling and future plans for commercially-zoned property at 8465 Cabrillo Hwy Montara (southeast corner of Hwy 1 and 8th St.) (Chuck Kozak) 7:45pm – 30 minutes.

done 7/11
5B. PLN2005-00222: New house at 696 Francisco St, El Granada. Existing 476 s/f house to be demolished. (Gael Erickson) 8:15pm – 15 minutes.

done 7/16
5C. PLN2005-00228: New house on San Carlos Ave, El Granada. (Neil Merilees) 8:30pm – 30 minutes.

done 7/12
5D. PLN2004-00327: Discussion of the location of vacated right-of-way compared to creek for an addition to an existing house at 431 Nevada Ave., Moss Beach. (Chuck Kozak) 9pm – 20 minutes.

could be met only
5E. PLN2004-00578: Review of the appeal of an addition/remodel of existing house at 930 Ventura St, El Granada. (Gael Erickson) 9:20pm – 20 minutes.

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5E. PLN2004-00578: Consideration of a CDX and DR for a 360 s/f addition/remodel of existing 1,664 s/f SFD on a 6,000 s/f parcel at 930 Ventura St, El Granada. No trees to be removed. APN: 047-293-080

Applicant: James McCord

Owner: Paul & Dona Cook

Planner: Farhad Mortazavi

Zoning: S-17

Parcel Size: 6,000 s/f

Lot Coverage: 27.4%

FAR: 35.6%

Height: 27.5'

Setbacks: (F/R/LS/RS): 15/70/10/3.5

STATUS: Discussed 12/15/04. Need further info and applicant has to redo plans. Sent letter stating this to planner on 12/27/04. Project is now on appeal.

*Revised plans submitted
2/23/05*

5F. Review and Comment on LCP update progress so far with possible courses of action.

5F. Review and Comment on the LCP update progress with possible letter and/or action. (Chuck Kozak) 9:40pm – 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, **July 20, 2005. (There will be no meeting July 6)**

Agenda Item Details: 6/29/05

5A. Review and discussion of current remodeling and future plans for commercially-zoned (C-1/S-3/DR) property at 8465 Cabrillo Hwy, Montara (southeast corner of Hwy 1 and 8th St.) APN 036-056-060. Owner: Mark Hamilton.

5B. **PLN2005-00222:** CDR and CDP (Staff Level) for a new 2010 s/f SFD including 420 s/f garage on a 4945 s/f parcel at 696 Francisco St, El Granada. Existing 476 s/f house to be demolished. No trees to be removed. APN: 047-241-230, 240

Applicant: Zak Eisenberg
Zoning: R-1/S-17/DR/CD
FAR: TBD

Owner: Diana & Kocer Salgut
Parcel Size: 4945 s/f
Height: 20'

Planner: Farhad Mortazavi
Lot Coverage: 34%
Setbacks: (F/R/LS/RS) 20/20.5/11.5/5

5C. **PLN2005-00228:** CDR & CDX for a new 3421 s/f SFD including a 508 s/f garage on a 6701 or an 8991 s/f parcel on San Carlos Ave, El Granada. Five Eucalyptus trees to be removed. APN: 047-107-030.

Applicant: Juliette Kulda
Zoning: R-1/S-17/DR/CD
FAR: 51/38%

Owner: Derek Kulda
Parcel Size: 6701/8991? s/f
Height: 28'

Planner: Farhad Mortazavi
Lot Coverage: 33.3/24.8%
Setbacks: (F/R/LS/RS) 20/20/10/5

STATUS: The application and the plans state the lot size is 6701 s/f except on the design review checklist page (where you list the FAR and lot coverage etc) 6701 is crossed out and 8991 is put in, but still conforms either way. Should confirm tower is within 28' height limit. From plans cannot determine location on San Carlos.

5D. **PLN2004-00327.** Consideration of a CDP and Non-Conforming Use Permit (with referral to the C-DRC) for a 703 s/f addition to existing 1,439 s/f SFR on a 5,950 s/f parcel at 431 Nevada Ave., Moss Beach. APN: 037-138-050

Applicant: Richard Boone
Zoning: R-1/S-17/CD/DR
FAR: 42.6% (?)

Owner: Rich Becker
Parcel Size: 5,950 s/f
Height: 22'

Planner: Mike Schaller
Lot Coverage: 31.7% (?)
Setbacks: (F/R/LS/RS) 20/4/5/14'6"

STATUS: Discussed 9/1/04. Karen sent letter in Sept. Now a question of eroding cliff path = vacated right of way?? Sent email to planner 6/23 asking about status. On July 7th Zoning Hearing Officer Agenda.