

**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, July 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>

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. PLN2004-00578:** Addition/remodel of existing home at 930 Ventura St, El Granada. Discussing only in terms of procedure on appeal. (Sara Bassler) **7:45pm – 15 minutes.**
- 5B. PLN2005-00233:** New house at 360 Vallejo Ave, El Granada which is bisected by an identified creek. 15 trees to be removed. (Chuck Kozak) **8pm – 30 minutes.**
- 5C. PLN2005-00248:** New house with variance for a 10' front setback where 20' is required at 779 San Carlos St, El Granada. A portion of the parcel is in the Montecito Riparian Corridor. (Chuck Kozak) **8:30pm – 30 minutes.**
- 5D. PLN2005-00265:** New house on a non-conforming 2571 s/f lot on Palma St, El Granada (28% downslope). (Karen Wilson) **9:20pm – 30 minutes.**
- 5E. Review and Comment on the LCP update progress with possible letter and/or action.** (Chuck Kozak) **9:50pm – 20 minutes.**

6. **Discussion & Action:** Review of procedures for project referral, 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, *August 3, 2005*.

Agenda Item Details: 7/20/05

5A. 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: On appeal, discussed 6/29. Just review procedure during appeal.

5B. PLN2005-00233: CDP, DR & Variance for new 2356 s/f SFD including a 455 s/f garage on a 6258 s/f parcel at 360 Vallejo Ave, El Granada which is bisected by an identified creek. 15 trees to be removed. The variance is for a 15 ft rear setback where 20 ft is required. APN: 047-104-220.

Applicant: Paul Bueb	Owner: Same	Planner: Matt Seubert
Zoning: R-1/S-17/DR/CD	Parcel Size: 6258 s/f	Lot Coverage: 19.1%
FAR: 37.6%	Height: 26'8"	Setbacks: (F/R/LS/RS) 20/15/5/10

5C. PLN2005-00248: DR, staff-level CDP, & staff-level variance for a new SFD with 2-car garage, with a 10' front setback where 20' is required at 779 San Carlos St, El Granada. A portion of the parcel is in the Montecito Riparian Corridor. APN: 047-105-020

Applicant: Stan Field	Owner: Lacasia-Barrios Rodrigo	Planner: Matt Seubert
Zoning: R-1/S-17/DR/CD	Parcel Size: 7055 s/f	Lot Coverage: TBD%
FAR: TBD%	Height: TBD	Setbacks: (F/R/LS/RS) TBD

5D. PLN2005-00265: CDR, CDP & Non-conforming use permit to construct a 1228 s/f residence on a non-conforming 2571 s/f lot on Palma St, El Granada (28% downslope). Appealeable to CCC. APN: 047-212-100

Applicant: Jeff Boone	Owner: D & K Polk, Trustees	Planner: Matt Seubert
Zoning: R-1/S-17/DR/CD	Parcel Size: 2570 s/f	Lot Coverage: TBD%
FAR: TBD%	Height: TBD	Setbacks: (F/R/LS/RS) TBD

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