

**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, August 17, 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.

letter done emailed & faxed 8/24/05
5A. PLN2005-00307: Addition and remodel to an existing residence at 991 Elm St., Montara. (Kathryn Slater-Carter) **8pm – 20 minutes.**

letter done
5B. PLN2005-00276: New house at 407 El Granada Blvd, El Granada. (Neil Merilees) **8:20pm – 20 minutes.** *done, emailed & faxed 8/24/05*

5C. PLN2005-00281: New house on Francisco St, (near Ave. Del Oro) El Granada. (Gael Erickson) **8:40pm – 20 minutes.**

5D. PLN2000-00173: Discussion of and comment on Negative Declaration for new house and road etc 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. (Chuck Kozak) **9pm – 1 hour.**
chuck doing letter

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 17, 2005*.

Agenda Item Details: 8/17/05

5A. PLN2005-00307: Resource management permit & CDX for an 807 s/f addition and remodel to an existing residence on a .56 acre parcel at 991 Elm St., Montara. APN: 036-163-020, 030, 130, 150

Applicant: Kelly Melendez **Owner:** Larry DeYoung **Planner:** Todd Krubner
Zoning: RMCZ **Parcel Size:** .56 acre **Lot Coverage:** TBD
FAR: TBD% **Height:** TBD' **Setbacks:** (F/R/LS/RS) TBD

STATUS: The application paperwork was not included in the referral.

5B. PLN2005-00276: CDX & CDR for a new 3347 s/f SFD including a 596 s/f garage on a 9300 s/f parcel at 407 El Granada Blvd, El Granada. Nine trees to be removed. APN: 047-181-820

Applicant: Chris Boswell **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR/CD **Parcel Size:** 9300 s/f **Lot Coverage:** TBD%
FAR: TBD% **Height:** 27' **Setbacks:** (F/R/LS/RS) 24/20/9/6

STATUS: As of 7/28 revised plans, Variance and CDP paperwork had been received on 7/25. Sent Farhad a letter asking him to send us revised plans, variance and CDP applications on 7/28.

5C. PLN2005-00281: CDX & CDR for a new 2815 s/f SFD including a 436 s/f garage on a ⁵³⁵⁹ s/f parcel on Francisco St, (near Ave. Del Oro) El Granada. Five trees to be removed. APN: 047-214-020,030,140,150,210.

Applicant: Jack Chu **Owner:** Derek & Juliette Kulda **Planner:** Farhad Mortazavi
Zoning: R-1/S-17/DR/CD **Parcel Size:** ~~19187~~ ⁵³⁵⁹ s/f **Lot Coverage:** 34%
FAR: 52.5% **Height:** 27.5' **Setbacks:** (F/R/LS/RS) 20'9"/33'8"3"/7

STATUS: On-line permit center shows application incomplete as of 7/28.

5D. 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: Reviewing Negative Declaration. Previously discussed 12/1. Issues: House conformance to Design Review Standards, geological stability, site and road construction and maintenance impacts (tree removal, drainage, erosion, landscaping, environmental/habitat issues), septic system conformance, ag well conversion. This cannot break the ridgeline because in a scenic corridor.