

**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, October 5, 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.
Letter requesting follow-up from 9/19/05 meeting with Director of Environmental Services Agency Marcia Raines and Community Development Director Lisa Grote regarding MidCoast planning and development issues. - Karen Wilson
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.
 - 5A. **PLN2005-00116:** New house at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. (Chuck Kozak) **8pm – 30 mins.**
 - 5B. **PLN2005-00281:** New house on Francisco St, (near Ave. Del Oro) El Granada. (Gael Erickson) **8:30pm – 15 mins.**
 - 5C. **PLN2005-00302:** New house at Del Mar and Precita Aves, Moss Beach. (Gael Erickson) **8:45pm – 30 mins.**
 - 5D. Fence height regulations and the ordinance violation at 148 Marine Blvd, Moss Beach. (Karen Wilson) **9:15pm – 15 mins.**
 - 5E. Review and Comment on the LCP update progress with possible letter and/or action. (Chuck Kozak) **10pm – 20 mins.**

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, October 19, 2005.**

Agenda Item Details: 10/5/05:

5A. PLN2005-00116: Consideration of a grading permit, RM-CZ permit and CDP for a new one-story 3168 s/f SFD with two garages at intersection of Elm (not built), Drake (not built) and Fir (not built) in Montara. APN: 036-163-160, 036-163-5??.

Applicant: Peck Drennan **Owner:** Michael Trautman **Planner:** Matt Seubert
Zoning: RM-CZ **Parcel Size:** 1.18 acres **Lot Coverage:** 10%
FAR: ?% **Height:** 16' **Setbacks:** (F/R/LS/RS): 20/38/10/6
STATUS: Originally discussed 4/20/05.

5B. 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 s/f **Lot Coverage:** 34%
FAR: 52.5% **Height:** 27.5' **Setbacks:** (F/R/LS/RS) 20'9"/33'8"3"/7

STATUS: Initially reviewed 8/17 On-line Permit Center as of 10/1/05: Indicates that arborist report and revised grading plans received by county. On CDRC agenda for October.

5C. PLN2005-00302: Consideration of CDP and CDR for a 2-story 2082 s/f SFR plus 745 s/f detached 2 car garage on a 10,000 s/f parcel at Del Mar and Precita Aves, Moss Beach. APN: 037-284-060, 090, 110.

Applicant: Laslo & Elisabeth Vespremi **Owner:** Same **Planner:** Olivia Sun Boo
Zoning: R-1/S-105 **Parcel Size:** 10,000 s/f **Lot Coverage:** 20.82%
FAR: 30.4% **Height:** 25'6" **Setbacks:** (F/R/LS/RS): 20/20/10/10

STATUS: According to On-line permit Center: "If a fault trace is found, development will have to be set back from it. This may result in no development at site....will require a geotechnical study, either now or at the BLD stage. Traces of the active Seal Cove fault system have been mapped on this property." On CDRC agenda for October.

5D. Discussion of how best to approach (with possible comment) the fence height regulations, particularly in relation to the ordinance violation (VIO2005-00171) at 148 Marine Blvd (APN 037-223-030) in light of the background emails. This will not include discussion of the aesthetics of the fence in question.

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