

**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, December 7, 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

Michael Clardy

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. **ITEM 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 details below)
 - 5A. **PLN2005-00476:** New house at 40 Afar Way, Montara. (Chuck Kozak) 7:45pm – 20 mins.
 - 5B. **PLN2005-00378:** New domestic well on a vacant parcel on Orval Ave, between Beach Way and Park Way, Moss Beach. (Gael Erickson) 8:05pm – 15 mins.
 - 5C. **PLN2005-00462:** New house, Del Monte Ave, El Granada.(Gael Erickson) 8:20pm–20 mins.
 - 5D. **PLN2005-00463.** Subdivision of a 12,500 s/f parcel into one 5068 s/f parcel and one 7427 s/f parcel at 440 3rd Ave, Miramar. (Chuck Kozak) 8:40pm – 20 mins.
 - 5E. **PLN2005-00494.** Addition to house,425 1st Ave., Miramar. (Neil Meeriles) 9pm – 20 mins.
 - 5F. **PLN2005-00504.** An addition to (and partial demolition of) a house at 324 The Strand, Moss Beach. (Michael Clardy) 9:20pm – 20 mins.
 - 5G. **PLN2004-00483.** New house,123 Lewis Ave, El Granada. (Karen Wilson) 9:40pm – 20 mins.

5H. Review and Comment on the outcome of the December 6 Board of Supervisor hearing on the coastside for the LCP Update. (Chuck Kozak) 10pm – 15 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, December 21, 2005.**

Agenda Item Details: 12/7/05:

5A. PLN2005-00476: Consideration of a PAD permit and CDP for a new 4338 s/f SFD plus an attached 3-car garage on a 4.7 acre parcel at 40 Afar Way, Montara. APN: 036-310-050, 110, 120, 130, 140.

Applicant: Bruce Stebbins **Owner:** Stebbins Gehrels Develop. **Planner:** Mike Schaller

Zoning: PAD

Parcel Size: 4.7 ac

Lot Coverage: TBD

FAR: TBD

Height: TBD

Setbacks: (F/R/LS/RS): TBD

STATUS: Does it qualify as Cat Ex for Neg Dec?

5B. PLN2005-00378: Consideration of staff-level CDP to drill one domestic well on a vacant 6,400 s/f legal parcel on Orval Ave, between Beach Way and Park Way (3 lots in from Park Way) Moss Beach. APN: 037-223-120.

Applicant: Michael Mack

Owner: Robert Dalton etal

Planner: Surachita Bose

Zoning: R-1/S-17

Parcel Size: 6400 s/f

STATUS: According to On-line permit Center: "application deemed incomplete" because applicant did not submit a "Site Plan (to scale) with setbacks and exact location of well." On-line file also says that the location is "Just outside of Appeals Jurisdiction, so staff level," but it is on the west side of highway 1 behind the north end of the airport, near Seal Cove.

5C. PLN2005-00462: Consideration of a CDP and CDX for a new 2956 s/f SFD plus an attached 502 s/f garage on a 6597 s/f parcel on Del Monte Ave, El Granada. 6 trees to be removed. APN: 047-144-450.

Applicant: Shirish Patel

Owner: Same

Planner: Farhad Mortazavi

Zoning: R-1/S-17

Parcel Size: 6597 s/f

Lot Coverage: 32.5%

FAR: 52.42%

Height: 31.5' (?)

Setbacks: (F/R/LS/RS): 3/60/10/5

STATUS: On-line permit center comments as of 11/1/05: 10/19/05 FSM - Height of the structure is at 29'-3" between the rear top of garage slab and the roof above the bedroom # 3. Measurement numbers are required for the garage floor plan, and the surveyed contour lines should be applied on the site plan.

5D. PLN2005-00463. Consideration of a CDP and minor subdivision- of a 12,500 s/f parcel into one 5068 s/f parcel and one 7427 s/f parcel at 440 3rd Ave, Miramar. APN: 048-037-080, 180, 260.

Applicant: Michael Sims

Owner: Same

Planner: Matt Seubert

Zoning: R-1/S-17/DR/CD

Parcel Size: 12,500 s/f