

**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, February 15, 2006 7:00 PM at the Granada Sanitary District Office 504 Avenue Alhambra, 3rd floor (across from Ave. Balboa) El Granada, CA</p> <p>P&Z Agendas and other materials are available on-line at: http://mcc.sanmateo.org/pandz.html</p>	<p>Chair: Sara Bassler Vice-Chair: John Weston MCC Members: Howard Lieberman Terri Green Kathryn Slater-Carter Gael Erickson Community Members: Chuck Kozak Neil Merilees Michael Clardy Karen Wilson</p>
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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

1A. Received Applications Review, Pre-Screening, and discussion of P&Z organizational issues & goals.

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)

letter done emailed + faxed 2/16/06
5A. PLN2005-00474. New commercial shop and carport at 178 7th St, Montara. (SE corner of hwy 1 & 7th Ave.) Sara Bassler 7:45pm – 20 mins.

draft + Chuck 2/21/06
5B. PLN2005-00476: New house at 40 Afar Way, Montara. Chuck Kozak 8:05pm – 25 mins.

letter done emailed + faxed 2/20/06
5C. PLN2005-00520. New cellular facility at 30 Avenue Portola, El Granada (blue building next to post office). Michael Clardy 8:30pm – 15 mins.

letter done emailed + faxed 2/20/06
5D. PLN2005-00549. New cellular facility at 500 California Ave, Moss Beach (sheriff substation). Sara Bassler 8:45pm – 15 mins.

sent draft to Chuck 2/21/06
5E. PLN2005-00579. Replace 1 duplex employee housing unit with two modular employee housing units and associated improvements in the hills above Montara State Beach, Montara. Chuck Kozak 9pm - 20 mins. **Matt sending missing staff 2/13/06.*

letter done emailed & faxed 2/20/06
5F. PLN2005-00607. New house & detached 2nd unit at Terrace & Miramar, Miramar. Sara Bassler 9:20pm-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, March 1, 2006.

Agenda Item Details: 2/15/06:

5A. PLN2005-00474. Consideration of a CDP (staff level) & staff DR for anew 509 s/f commercial shop and CDRC for a new 380 s/f carport at 178 7th St, Montara. APN: 036-054-010, 060, 070,140.

Applicant: Ed Love **Owner:** Michele Clement **Planner:** Surachita Bose
Zoning: ? **Parcel Size:** ? **Lot Coverage:** TBD%
FAR: TBD **Height:** ? **Setbacks:** (F/R/LS/RS) TBD

5B. 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: Discussed 12/7/05. This is a resubmittal.

5C. PLN2005-00520. Consideration of a Use Permit & CDP for a new cellular facility proposed to locate atop a commercial building with roof mounted antennas in faux chimney and the equipment cabinets located inside the building at 30 Avenue Portola, El Granada. (blue building next to post office) APN: 047-231-150

Applicant: Metro PCS **Owner:** Nicholas Damer **Planner:** Steve Ross
Zoning: C-1

5D. PLN2005-00549. Consideration of a CDP and Use Permit for a new cellular facility at 500 California Ave, Moss Beach. APN: 037-141-010

Applicant: Metro PCS **Owner:** Bortolotti **Planner:** Steve Ross

5E. PLN2005-00579. Consideration of a CDP to replace 1 duplex employee housing unit with two 24'x50' modular employee housing units (working at Montara State Park) including associated minor access road improvements, minor site work for drainage & trenching for underground utilities in the hills above Montara State Beach, Montara. APN: 036-380-130,140,160,180.

Applicant: State Parks **Owner:** State of California **Planner:** Matt Scubert

SE PLN2005-00607. Consideration of a CDR & CDX for a new 3500 s/f SFR plus an attached 655 s/f garage and a 1152 s/f detached 2nd unit plus its 400 s/f carport on a 22,337 s/f parcel on Terrace & Miramar, Miramar. 15 eucalyptus trees to be removed. APN: 048-072-060,070.

Applicant: Steve Peterson

Owner: Same

Planner: F. Mortazavi

Zoning: R-1/S-94

Parcel Size: 22,337 s/f

Lot Coverage: 18.2%

FAR: 25.5%

Height: 27'

Setbacks: (F/R/LS/RS) 20/20/10/10

STATUS: Discussed 2/1/06. Went to CDRC but 2nd unit not under their jurisdiction. Will be discussing 2nd unit and the relevance of an of the slope of >30%. See letter for PLN2004-00501 (attempt to subdivide parcel)