

**Planning & Zoning and Public Works Committees of the  
MidCoast Community Council**  
PO Box 64, Moss Beach CA 94038  
*Serving 12,000 residents*

<p><b>Agenda for Wednesday, March 29, 2006</b> 7:30 PM at the Granada Sanitary District Office 504 Avenue Alhambra, 3<sup>rd</sup> floor (across from Ave. Balboa) El Granada, CA</p> <p>P&amp;Z Agendas and other materials are available on-line at: <a href="http://mcc.sanmateo.org/pandz.html">http://mcc.sanmateo.org/pandz.html</a></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](mailto: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](mailto: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)

**5A. PLN2005-00349:** Five new commercial buildings at 265, 269, 273, 277 & 281 Ocean Blvd (former boatyard, public beach), Princeton. (Neil Merilees & Gael Erickson) 8pm - 30 mins. *sent draft to Neil 4/10/06, letter done, but need to email + fax*

**5B. PLN2005-00591:** Addition to house at 400 San Juan Ave., El Granada. (Gael Erickson) 8:30pm - 20 mins. *sent draft to Kathryn 4/10/06, letter done, but need to email + fax*

**5C. PLN2005-00601** LLA between two parcels running from El Granada Blvd to Dolphine Blvd, El Granada. (Neil Merilees) 8:50pm - 20 mins. *postponed -> will submit plans for houses.*

**5D. PLN2006-00078:** Two-story addition to a house at 530 Kelmore St., Moss Beach. (Kathryn Slater-Carter) 9:10pm 20 mins. *letter done, need to email + fax -> 4/30/06*

✓  
E. PLN2006-00081: New house on El Granada Blvd, El Granada. (John Weston) 9:20pm-20 mins.

*Ask Steve Perry*

*email for letters done, but need to*

6. **Discussion & Action:** Review of procedures for project referral, review of tree removals, review past agendas/projects for updates and discussion, review of the design review process and our role in the process. *done 4/30/06*
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, April 5, 2006.

Agenda Item Details: 3/29/06:

5A. PLN2005-00349: Consideration of a negative Declaration, public-hearing level CDP and Use Permit, Staff-level design review for five new commercial buildings totaling 16,959 s/f at 265, 269, 273, 277 & 281 Ocean Blvd (former boatyard, public beach), Princeton. APN: 047-037-060, 070, 140, 150, 160, 170, 420, 430.

**Applicant:** Herring & Worley, Inc. **Owner:** Bill Foss **Planner:** Matt Seubert  
**Zoning:** W **Parcel Size:** 22,000 s/f **Lot Coverage:** TBD  
**FAR:** ? **Height:** ? **Setbacks:** (F/R/LS/RS) ?

5B. PLN2005-00591: Consideration of a CDP for an 808 s/f addition to SFR at 400 San Juan Ave., El Granada. APN: 047-117-010

**Applicant:** R. Gomez. **Owner:** Karen Butcher **Planner:** Matt Seubert  
**Zoning:** TBD **Parcel Size:** TBD s/f **Lot Coverage:** TBD  
**FAR:** TBD **Height:** TBD **Setbacks:** (F/R/LS/RS) TBD

5C. PLN2005-00601: Consideration of a Lot Line Adjustment between two parcels resulting in 5,835 s/f and 5,111 s/f parcels on two parcels running from El Granada Blvd to Dolphine Blvd, El Granada. APN: 047-163-650.

**Applicant:** Randy Ralston **Owner:** Same & M. Marcheschi **Planner:** P. Bentley  
**Zoning:** TBD **Parcel Size:** 10,946s/f

5D. PLN2006-00078: Consideration of a CDX and CDR for a 420 s/f two-story addition to an existing 2740 s/f SFD on a 8638 s/f parcel at 530 Kelmore St., Moss Beach. APN: 037-083-100.

**Applicant:** RSS Architecture **Owner:** Pam Lockbawm **Planner:** Farhad Mortazavi  
**Zoning:** S-17 **Parcel Size:** 8638 s/f **Lot Coverage:** 30%  
**FAR:** 37% **Height:** 27'7" **Setbacks:** (F/R/LS/RS) 20/20/10/10

5E. PLN2006-00081: Consideration of a CDX and CDR for a new 2593 s/f SFD plus an attached 467 s/f garage on a 5879 s/f parcel on El Granada Blvd, El Granada. 8 Eucalyptus trees to be removed. APN: 047-182-560.

**Applicant:** Jack Chu **Owner:** E&M Rios **Planner:** Farhad Mortazavi  
**Zoning:** S-17 **Parcel Size:** 5879 s/f **Lot Coverage:** TBD%  
**FAR:** TBD% **Height:** 27' **Setbacks:** (F/R/LS/RS) 20/20/???