

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

**Agenda for Wednesday, January 4, 2006
(REVISED)**

7:30 PM at the 3-0 Café at the HMB Airport
Hwy 1 between Moss Beach & El Granada

P&Z Agendas and other materials are
available on-line at:
<http://mcc.sanmateo.org/pandz.html>

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

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 details below)

5A. Discussion and scheduling of MCC retreat. 7:40pm - 5 mins.

5B. PLN2005-00283: New house on El Granada Blvd, El Granada. (Sara Bassler)
7:45pm - 15 mins.

5C. PLN2005-00419. Addition to a raised deck at 681 Hermosa Ave, Miramar (Geoff Davis) 8pm – 15 mins.

5D. PLN2005-00510. New house at corner of Marine Blvd & highway 1, (east side of highway, north side of Marine). Parcel flooded during recent rains. (Sara Bassler)
8:15pm-15 mins.

5E. PLN2005-00513. New house on Portola Ave, El Granada. (Gael Erickson) 8:30pm - 15 mins.

5F. PLN2005-00520. New cellular facility atop a commercial building at 30 Avenue Portola, El Granada. (Michael Clardy) 8:45pm- 15 mins.

5G. PLN2005-00531. Addition/remodel at 467 5th St. Montara. (Chuck Kozak) 9pm - 15 mins.

5H. PLN2005-00557: New house at the corner of Pearl Ave & Marine Blvd, Moss Beach. (North side of Marine, highway side of Pearl). Parcel flooded during recent rains. (Sara Bassler) 9:15pm – 15 mins.

5I. PLN2005-00559: New house on 9th St. Montara. (near the deadend of 9th St, on the portion of 9th that comes off of East Ave.) (Sara Bassler) 9:30pm - 15 mins.

5J. Review and Comment on the LCP Update. (Chuck Kozak) 9:45pm - 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, January 18, 2006.

Agenda Item Details: 1/4/06:

5A. Scheduling of the MCC Retreat.

5B. PLN2005-00283: CDX & CDR for a new 3042 s/f SFD including a 479 s/f garage on a 5750 s/f parcel on El Granada Blvd, El Granada. 9 Eucalyptus trees to be removed. APN: 047-182-310.

Applicant: Jeff Boone Owner: Tom & Lisa McCaffrey Planner: Farhad Mortazavi

Zoning: R-1/S-17/DR/CD Parcel Size: 5750 s/f Lot Coverage: 30.86%

FAR: 52.9% Height: 28' Setbacks: (F/R/LS/RS) 12/51/6/9

STATUS: Going to CDRC in January. We reviewed the second set of plans on 10/19/05.

Letter not done. Received new plans, but they are a reduced set. On-line permit center as of 12/31: 11/02/05 FSM - Reviewed resubmitted plans on 10/27/05. Project is now in compliance.

5C. PLN2005-00419. Consideration of a Home Improvement Exception, DRX & CDP for a 164 s/f addition to an existing 122 s/f raised deck. The current deck is in the front setback and 126 s/f of the proposed addition would also extend into the required 20' front yard setback of existing home at 681 Hermosa Ave, Miramar (south end, east side) APN: 048-075-030,040,050

Applicant: Chris Grasso Owner: Kevin Ryan Planner: Steve Ross
Zoning: R-1/S-94/DR Parcel Size: 11493 s/f Lot Coverage: TBD
FAR: TBD Height: 32'(house) Setbacks: (F/R/LS/RS) TBD
STATUS: Does deck impact FAR or lot coverage? On-line permit center as of 12/31 says: 11/28/05 SCR - After discussion with D.Holbrook, it was determined that asking for the Home Improvement Exception eliminates applicant's ability to ask for a Coastal Development Permit Exemption. 11/29/2005 WJC - The survey submitted is not acceptable because it does not have any dimensions. 12/20/05 sxb: Applicant submitted the following documents: - two copies of survey with dimensions - application for CDP and fees for the same. We need copy of CDP and survey.

5D. PLN2005-00510. Consideration of a CDR and CDX for a new 1886 s/f SFR plus an attached 443 s/f garage on a 5223 s/f parcel at corner of Marine Blvd & highway 1, (east side of highway, north side of Marine). No trees to be removed. APN: 037-183-140,150
Applicant: Don & Fen Dakins Owner: Same Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR Parcel Size: 5050 s/f Lot Coverage: 29.3%
FAR: 45.4 Height: 25.5 Setbacks: (F/R/LS/RS) 22'/23'/10'6"/5
STATUS: Going to CDRC in January. Parcel flooded in recent rains.

5E. PLN2005-00513. Consideration of a CDR and CDX for a new 2919 s/f SFR plus an attached 395 s/f garage on a 7020 s/f parcel on Portola Ave, El Granada. Three eucalyptus trees to be removed. APN: 047-144-360
Applicant: Arvind Tandel Owner: Alpesh Khalasi Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR Parcel Size: 7020 s/f Lot Coverage: 31.8%
FAR: 47.2 (plans say 52.24%) Height 24' (?) Setbacks: (F/R/LS/RS) 3' />20'/10/5
STATUS: 3' front setback is garage exemption. Slope=3D34.09%. On-line permit center as of 12/31/05- 11/2/5 MAT: Reviewed application. Missing items: landscape plan, grading details, driveway profile (may not be necessary). Review By Public Works Need driveway profile.

5F. 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
STATUS: On-line permit center as of 12/31/05 - 11/14/05 SCR - Went to Development Review Committee today. Plans indicate that a covered, handicapped parking space will be used for related equipment. I should make site visit, and while there get a photo of the back side of building. Applicant can probably only use garage if they have more spaces now than they need. Try to find the old Coastal Development Permit for this building, and see what the parking requirements were. Notice of Incomplete: Please describe where the equipment will be placed. If in a current parking place, please indicate how parking requirements will be met. Is last parking spot on the left a covered parking spot? Is it a parking spot reserved for the handicapped? 12/13/05 SCR - Responded by email to applicant's first response to DRC comments and notice of incomplete. In email I asked for further clarification of existing use of garage, for parking requirement calculations, and for photos of the parking area. 12/13/05 SCR - Received

email from applicant 12/9 attempting to address DRC comments. "In response to your DRC comments, the equipment is fully located inside an existing garage. It is fully enclosed, therefore it is my understanding that it will not impede any existing parking in the parking lot, and it will not take up handicapped parking."

5G. PLN2005-00531. Consideration of a CDX and CDR for a 2585 s/f addition/remodel to an existing 926 s/f SFR (including an existing non-conforming 440 s/f garage) on a 6767 s/f parcel at 467 5th St. Montara. No trees to be removed. APN: 036-063-240
Applicant: Al Skrebutenas Owner: Steve Dudum Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR Parcel Size: 6767 s/f=20 Lot Coverage: 34.2%
FAR: 52% Height: 28' Setbacks: (F/R/LS/RS) 20/20/>15
STATUS: Filed to have the tree in the back of the lot removed (PLN2005-00391) "because it was in the way of proposed addition". On-line permit center as of 12/31/05- Review By Building 11/22/2005 WJC - Project clearly exceeds 75%. Review By Public Works 11/29/05 KSA - Since this project is over 75% as per building dept., existing driveway needs to conform to current County standard. Submit a driveway profile for further review. Review By Planning 12/08/05 FSM -Project is in compliance with the Zoning Regulation. However, if the project's valuation by the building inspector reaches 50% or more, then the project is considered a major remodel, which will require a Use Permit application, fees and process to be added to the project to utilize the existing non-conforming garage, per Section 6135.5.b of the Regulations. The existing garage has a 5 ft. and 7-inches front setback which violates the 50% or more of the front setback requirement.

5H. PLN2005-00557: Consideration of CDR & CDX for a new 2637 s/f SFD plus a 210 s/f front porch and an attached 385 s/f garage on a 6335 s/f parcel at the corner of Pearl Ave & Marine Blvd, Moss Beach. (North side of Marine, highway side of Pearl). No trees to be removed. APN: 037-183-110
Applicant: Ket Le & Yume Le Owner: Joe Le Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR Parcel Size: 6335 s/f=20 Lot Coverage: 32%
FAR: TBD% Height: 27' Setbacks: (F/R/LS/RS) 20/20/5/10
STATUS: Going to CDRC on Jan 12, 2006. Parcel flooded in recent rains. On-line permit center as of 12/31/05: 12/06/05 FSM - Garage's length next to the office is at 18 ft., measured from inside walls, where 19 ft. is the minimum requirement.

5I. PLN2005-00559: Consideration of CDR & CDX for a new 2433 s/f SFD plus an attached 640 s/f garage on a 6015 s/f parcel on block 27/lots 8& 9 on 9th St. Montara. (near the dead-end of 9th St, on the portion of 9th that comes off of East Ave., on the left side of the street as you face Farallone Ave.) APN: 036-025-330
Applicant: Daren Iguchi Owner: John Lee Trust Planner: Farhad Mortazavi
Zoning: R-1/S-17/DR Parcel Size: 6015 s/f Lot Coverage: 28%
FAR: TBD% Height: 27.5' Setbacks: (F/R/LS/RS) 23/20/5/10
STATUS: Going to CDRC on Jan 12, 2006. On-line permit center has no comments.

5J. Review and Comment on the LCP update progress with possible letter and/or action.