

**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, April 19, 2006
7:30 PM at the Granada Sanitary District Office
504 Avenue Alhambra, 3rd floor
(across from Ave. Balboa)
El Granada, CA

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

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)

5A. PLN2000-00075: New house on 1st St. in Miramar. (Kathryn Slater-Carter) 8pm – 20 mins.

5B. PLN2004-00584: Major Subdivision to divide one 1.4 acre parcel into 7 parcels on Kanoff Ave, Montara between East and LeConte. (Chuck Kozak) 8:20pm – 40 mins.

5C. PLN2005-00075: Extend and improve existing Highlands Avenue in El Granada. May include a "sanitary sewer plan." (Chuck Kozak) 9pm – 30 mins.

5D. PLN2006-00048: An 8-unit, 3-story condominium complex at the corner of Ave. Cabrillo & Coronado Ave, El Granada. (Sara Bassler) 9:30pm – 40 mins.

5E. & 5F. PLN2001-00837 & 838: Two new houses on Birch St. between 6th St. and George in Montara. (Kathryn Slater-Carter) 10:10pm – 30 mins.

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.
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, May 3, 2006.**

Agenda Item Details: 4/19/06:

5A. PLN2000-00075: Consideration of CDP & CDR for a new 2914 s/f 2-story SFR on the east side of 1st (btw Cortez Ave and Medio Ave.) 100 ft north of Medio Ave in Miramar. APN: 047-034-320, 048-013-560.

Applicant: Michael Fogli **Owner:** Same **Planner:** Olivia Sun

5B. PLN2004-00584: Consideration of revised project description: Pre-application public workshop for a Major Subdivision to divide one 1.4 acre parcel into 7 parcels (7,200 to 7,858 s/f) on Kanoff Ave, Montara between East and LeConte. (on non-existent Kanoff, not Third). Original project description: Pre-App Review for Major subdivision to divide one 1.17 acre parcel into 6 parcels (8,400 s/f – 11,349 s/f) & installation of 5 domestic wells (1 for each new parcel). APN: 036-200-030

Applicant: Culver Group **Owner:** Ken Menasco **Planner:** Matt Seubert
Zoning: R-1/S-17 **Parcel Size:** 1.4 ac

5C. PLN2005-00075: Consideration of CDP and Grading Permit to extend and improve existing Highlands Avenue in El Granada. May include a "sanitary sewer plan." Unclear because received no application paperwork only the plans. Will need a Neg Dec because grading is occurring on slopes exceeding 10% (CEQA Sec 15304) & must go to PC because portion of grading occurs in Co. Scenic Corridor. APN: 000000000

Applicant: Dan Macleod **Owner:** John Dooley **Planner:** Matt Seubert

5D. PLN2006-00048: Consideration of a Major Development and Pre-application Review for a major subdivision to create an 8-unit, 3-story condominium complex at the corner of Ave. Cabrillo & Coronado Ave, El Granada. APN: 047-271-060, 070, 090, 100, 110.

Applicant: China Osborn **Owner:** Jim Irizarry **Planner:** Camille Leung
Zoning: R-3/S-3 **Parcel Size:** 10,685s/f

5E. PLN2001-00837: Consideration of a CDR and CDX for a new 2679 s/f SFR with an attached 390 s/f garage and placement of a fire hydrant on a 6250 s/f parcel on Birch St. between 6th St. and George in Montara. Ten trees to be removed. APN: unk. (adjacent to PLN2001-00838.)

Applicant: Ken Menasco **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: TBD **Parcel Size:** 6250 s/f

5F. PLN2001-00838: Consideration of a CDR and CDX for a new 2620 s/f SFR with an attached 390 s/f garage and placement of a fire hydrant on a 6220 s/f parcel on Birch St. between 6th St. and George in Montara. Two trees to be removed. APN: unk. (adjacent to PLN2001-00837).

Applicant: Ken Menasco **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: TBD **Parcel Size:** 6220 s/f