

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## Agenda for Wednesday, March 17, 2004

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:	Howard Lieberman
Vice Chair:	Karen Wilson
MCC Members:	Sara Bassler Paul Perkovic
Community Members:	Chuck Kozak Neil Merrilees

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, **Howard Lieberman**, at 650.712.0428 or at [hlieberman@escatech.com](mailto:hlieberman@escatech.com).

### 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:** No Items

**ITEMS SET FOR A SPECIFIED TIME:** Items extending beyond set time limits will be continued to later in the meeting or to subsequent meetings.

5a. **PLN2003-00690: Owner:** Sara Bassler, **Location:** 801 June Hollow Road in Montara. **Project:** Tree Removal Permit to remove 27 diseased Monterey Pine trees surrounding 801 June Hollow Road in Montara. These trees have Pitch Pine Canker as diagnosed by an ISA certified arborist.  
**APN** 037-044-010. **Start Time:** 7:45 PM

5b. **PLN 2003-00635: Owner:** Matt Collins, **Applicant:** Matt Collins, **Location:** Sixth Street, Montara, **Project:** Consideration of design review approval to allow construction of a 2,599 sq. ft. single-family residence including a 380 sq. ft. garage on a 5,000 sq. ft. parcel. Six significant trees to be removed.  
**APN** 036-067-280 **Start Time:** 8:00PM

5c. **PLN 2003-00715 Owner:** Mike and Deanna Mack **Applicant:** Jack McCarthy **Location:** Magellan Avenue, Miramar **Project:** Consideration of design review approval for a Coastal Development Permit to allow construction of a new 5,181 sq. ft. single-family residence.  
**APN:** 048-024-190 **Start Time:** 8:15 PM

5d. **PLN2002-0000: Owner:** Richard and Linda Patterson **Applicant:** same **Location:** 347 Mirada Rd, Miramar **Project:** Use Permit Application to rent for intimate daytime garden gatherings and events between 9AM & sunset hosting no more than 80 guests.  
**APN:** 048-024-090 & 048-011-030 **Start Time:** 8:30 PM

- 5e. PLN 1999-00015/00215/00710 Owner:** Thomas & Alice Mahon, **Location:** 2nd and Farallone, Montara Resubmission of plans from 1999. **Project:** originated as two houses each on a 5,000 sq. ft. lot. PLN 19999-00015 is either 2548 sq. ft. or 2458 sq. ft. not including the garage. PLN 1999-00215 is 2982 sq. ft. not including the detached garage.  
**APN:** 036-014-210 **Start Time:** 8:45 PM
- 5f. PLN 2002-00533 Owner:** George and Bergit, Llewellyn. **Location:** 3360 Cabrillo North Highway. **Project:** Minor Subdivision & Coastal Development Permit to subdivide an existing 0.78 acre parcel into 3 separate parcels, 18,000 sq./ft. 6,900 sq. /ft & 6,850 sq/ft.  
**APN:** 048-042-260 **Start Time:** 9:30 PM
- 5g. PLN 2004-00031 Owner:** Coastside County Water District. **Location:** Includes portions of Balboa, Vallejo, Columbus, Portola, Precidio and Alhambra. **Project:** CDP to replace existing 2" pipelines with 6" pipes. New connecting pipelines proposed to provide a full connected grid system for El Granada. This project includes fire hydrants for fire suppression purposes.  
**APN:** various streets, **Start Time:** 9:50PM
- 5h. PLN 2004-00087 Owner:** Kenneth Welch, **Location:** 159 Orval Avenue in Moss Beach. **Project:** Tree removal of one 36" diameter pine tree.  
**APN:** 037-223-140. **Start Time:** 10:10 PM
- 5i. PLN 2004-000105 Owner:** James Heinzen. **Location:** 349 8<sup>th</sup> street in Montara. **Project:** Permit to remove 5 trees 3 Eucalyptus, 38", 36", 36" and 2 36" pines.  
**APN:** 036-023-040 **Start Time:** 10:20 PM
- 6. Discussion & Action:** Review of MCC positions on LCP Update Tasks for upcoming Planning Commission Hearings; review of tree removals, correspondence and coordination with Public Works Committee, review past agendas for updates and discussion, and any continuations from item 3 above.
- 7. Any urgency items that arrived after the posting of this agenda.**
- 8. Set future agendas and meeting dates.** Review and assignment of received applications, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *April 7, 2004.*