

**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, October 20, 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:	Sara Bassler
Vice:Chair:	Karen Wilson
MCC Members:	Howard Lieberman
	Paul Perkovic
	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**
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. Anyone may request an item be removed from Consent and added to the regular agenda.

No Items

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 addendum for project details.
 - 5A. **PLN2001-00504.** New house at 124 Dolphine Dr., off of El Granada Blvd., in El Granada. Some trees to be removed. (Chuck Kozak) **7:45**
 - 5B. **PLN2002-00747:** New house, extension of a water main for the placement of a fire hydrant and construction of a fire & emergency vehicle turnaround, on the west side of Date Street between Edison and Drake in Montara. (Karen Wilson) **8:10**
 - 5C. **PLN2004-00107:** Construction of a detached garage and convert the existing garage to habitable space at 110 Date St. (between George and Franklin) in Montara. (Karen Wilson) **8:30**
 - 5D. **PLN2004-00384.** An addition to an existing house, construction of an outdoor BBQ area, and demolition and reconstruction of a bunkhouse second dwelling

unit with existing shared septic system on a parcel at 501 Purisima Way, adjacent to Arroyo de en Medio (Medio Creek), El Granada. (Chuck Kozak)
8:45

5E. PLN2004-00389. New house on the south side of 2nd St. between Farallone and East, Montara. (Neil Merilees) **9:00**

5F. PLN2004-00452. New house at 242 Del Monte Rd, between Avenue Portol;a and Avenue Portola in El Granada. Ten trees to be removed. (Neil Merilees)
9:30

6. **Discussion & Action:** Review of procedures for project referral, review of MCC positions and response for LCP Update Tasks for upcoming Planning Commission Hearings, review of tree removals, review past agendas for updates and discussion, review of letter writing protocol, and County requirements for site drainage.
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, *November 3, 2004*.

Agenda Item Details: 10/20/04

5A. PLN2001-00504. Consideration of a CDX and CDR to construct a new SFD on a 5,402.5 s/f parcel at 124 Dolphine Dr., off of El Granada Blvd., in El Granada. Some trees to be removed. Application filed on 7/25/01 under the old R-1/S-17 regulations. With DRC suggestions, the applicant is proposing a new plan (dated 9/16/04). Staff will make a decision in November of 2004. APN: 047-164-160

Applicant: Jackie Carney
Zoning: R-1/S-17/DR/CD
FAR: TBD

Owner: Same
Parcel Size: 5,402.5 s/f
Height: TBD

Planner: Farhad Mortazavi
Lot Coverage: TBD
Setbacks: (F/R/LS/RS) TBD

STATUS: Note from County says that a “favorable decision will be rendered in November 2004”.

5B. PLN2002-00747: Coastside Design Review and Coastal Development Permit to allow construction of a 2,437 sq. ft. single-family residence, including a 480 sq. ft. garage, on a 6,250 sq. ft. parcel, and extension of a water main for the placement of a fire hydrant and construction of a fire & emergency vehicle turnaround, on the west side of Date Street between Edison and Drake in Montara. No trees to be removed. APN 036-161-380. (Karen Wilson)

Applicant: Harvey Hacker
Zoning: R-1/S-17/DR/CD
FAR: TBD

Owner: Joyce Oudkerkpool
Parcel Size: 6,250 s/f
Height: TBD

Planner: Farhad Mortazavi
Lot Coverage: TBD
Setbacks: (F/R/LS/RS) TBD

STATUS: Originally referred to MCC on 12/30/02 – project was represented then as being

