

**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, November 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:	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. An item may be requested by anyone to be removed from Consent and added to the regular agenda.

PLN2004-00491. Consideration of a CDX and CDR to construct a new 3,436 s/f SFR with an attached garage on a 7,765 s/f lot at Avenue Portola, El Granada. 24 trees to be removed. APN: 047-171-080. (Karen Wilson)

Applicant: Steve Iacopi

Owner: Same

Planner: Farhad Mortazavi

Zoning: R-1/S-17/DR/CD

Parcel Size: 7,765s/f

Lot Coverage: 27%

FAR: 44.2%

Height: 28'

Setbacks: (F/R/LS/RS) 18'6"/52'11"/5'/10'7"

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. PLN2002-00132: Addition of a 2-story attached garage to an existing residence at 179 West Point, Princeton. (Sara Bassler) **7:45pm – 20 minutes.**

5B. PLN2003-00386 & 388: Miramar Beach Restaurant at 131 Mirada Road, Miramar – rezoning for parking and deck addition for outdoor seating. (Karen Wilson) **8:05 PM – 40 minutes.**

5C. PLN2003-00718. Replace 4 failing culverts on an un-named creek in El Granada that runs under Sonora Ave, Columbus St, Valencia Ave & Balboa Ave (Chuck Kozak) **8:45pm – 30 minutes.**

5D. PLN2004-00308: New house at Purisima Way, HMB (Chuck Kozak) **9:15pm – 30 minutes.**

5E. PLN2004-00506. Consideration of a domestic well on a substandard-size parcel next to 650 Main St, Montara. (Chuck Kozak) **9:45pm - 30 minutes.**

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.
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, *December 1, 2004.*

Agenda Item Details: 11/03/04

5A. PLN2002-00132: Consideration of a Coastal Development Permit, Use Permit, Design Review and Lot Merger for a 2-story 1800 s/f attached garage, attached by a 19 foot breezeway, to an existing residence at 179 West Point, Princeton. 1st floor will serve as a garage and workshop. Second story will serve as personal storage. APN: 047-032-110, 047-032-120. Previously discussed 5/1/02 and 12/4/02.

Applicant: Joan Mullins	Owner: Same	Planner: Olivia Sun Boo
Zoning: TBD	Parcel Size: 14,000 s/f	Lot Coverage: TBD
FAR: TBD	Height: 27'6"	Setbacks: (F/R/LS/RS) TBD

5B. PLN2003-00386 & 388: Miramar Beach Restaurant for (PLN2003-00386) Re-Zoning, General plan Amendment and Coastal Development Permit to rezone parcels from R-1/S-94 to CCR and P-1 to allow additional restaurant and beach parking and (PLN2003-00388) Use Permit Amendment, Coastal Development Permit and Coastside Design Review to allow an addition to existing restaurant for a 2,575 s/f outdoor seating area and a 115 s/f storage room, and off-street exception to allow tandem valet parking for restaurant parking at 131 Mirada Road in Miramar. APN(s) 048-013-110, 120,150, 750, 760 & 770. Previously discussed 10/1/03.

Applicant: Douglas Snow	Owner: Mark Jampus	Planner: China Osborn
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5C. PLN2003-00718. Consideration of a CDP to replace 4 failing culverts on an un-named creek in El Granada that runs under Sonora Ave, Columbus St, Valencia Ave & Balboa Ave: remove all 4 metal culverts and replace with plastic pipe, repave and replace headwalls at four sites. APN: 000000104 (County right-of-way)

Applicant: San Mateo Co.	Owner: SM Co. Dept of Public Works	Planner: Mike Schaller
Zoning: C-1/S-3 & R-1/S-17/DR/CD		

5D. PLN2004-00308: Consideration of a CDX and DR for a new 3,492 s/f 2-story SFR, including a 2-car garage on a 6,263 s/f parcel at Purisima Way, HMB. APN: 048-062-100, 048-062-110, 048-062-120
Applicant: Ken Coverdell **Owner:** Same **Planner:** Farhad Mortazavi
Zoning: R-1/S-94/DR/CD **Parcel Size:** 8,998 s/f (7373 s/f w/o easement) **Lot Coverage:** 23.7%
FAR: 48% **Height:** 27'3" **Setbacks:** (F/R/LS/RS): 20/20/5/10
STATUS: Discussed at 8/4/04 and 8/18/04. Resubmitted plans. Going to CDRC in Dec.

5E. PLN2004-00506. Consideration of a staff-level CDP for a domestic well on a substandard-size parcel next to 650 Main St, Montara. APN: 036-047-020
Applicant: Kendall Peterson **Owner:** Mary McDonald **Planner:** Olivia Sun Boo
STATUS: Comment on-line about this requiring review by ZHO (not staff-level) because it is a substandard lot. There is a revised map that shows location of sewer lateral and main for main house as well as any sewer laterals within 50 ft radius of well.