

**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, December 1, 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](mailto: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](mailto: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.
  - a. 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 addendum for project details.
  - 5A. **PLN2000-00173:** 3-story new house on Alta Loma near Alta Mesa and grading of a 1,500 ft road improvement along Valley Vista Road in Montara. (Chuck Kozak) **7:45pm – 1 hour.**
  - 5B. **PLN2004-00501.** A minor subdivision to divide one merged parcel into 2 developable lots near the corner of Miramar Drive and Terrace Ave. in Miramar. (Chuck Kozak) **9:20pm - 30 minutes.**
  - 5C. **PLN2004-00506.** A domestic well on a substandard-size parcel next to 650 Main St, Montara. (Chuck Kozak) **9:50pm - 30 minutes.**
  - 5D. **PLN2004-00535.** New house at 1027 San Carlos Ave, El Granada. (Gael Erickson) **10:20pm – 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 15, 2004*.

**Agenda Item Details: 11/03/04**

**5A. PLN2000-00173:** Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastside Design Review, Street Improvement Exemption (SIE) to build a 3-story, 4203 s/f. single-family residence with attached 3-car garage and a detached 2-story 2096 s/f. garage/storage/personal office structure, septic system, conversion of an existing agricultural well to domestic use, and grading of a 1,500 ft road improvement along Valley Vista Road, on a 35,142 s/f (~0.8 acre) parcel on Alta Loma near Alta Mesa in the RM/CZ district in Montara. APN(s) 036-142-030, 020, & 110.

**Applicant:** Craig Griffin                      **Owner:** Craig Griffin                      **Planner:** Mike Schaller  
**Zoning:** RM/CZ/DR                              **Parcel Size:** 35,142 s/f                      **Lot Coverage:** 3360 s/f (10.5%)

**FAR:** 18% including garage, but not applicable in RM zoning.  
**Height:** main: 35' - garage/office: 25.5'                      **Setbacks (F/R/S/S):** NA

**STATUS:** House conformance to Design Review Standards in a scenic corridor, geological stability, site and road construction and maintenance impacts (tree removal, drainage, erosion, landscaping, environmental/habitat issues), septic system conformance, ag well conversion.

**5B. PLN2004-00501.** Consideration of minor subdivision to divide one merged parcel into 2 developable lots, consisting of 11,184 s/f and 11,152 s/f near the corner of Miramar Drive and Terrace Ave. in Miramar. APNs: 048-072-060, 048-072-070

**Applicant:** Steve Peterson                      **Owner:** Same                                      **Planner:** Olivia Sun Boo  
**Zoning:** R-1/S-94/DR/CD                      **Parcel Size:** 22,336.88 s/f

**STATUS:** This will be a discussion on issues and may not result in a final letter. Parcels have been legally merged, reason unknown. There are conflicts with public easements as shown-on current title report. The proposed two lots are steep with average slopes of 38.4% and 33.7%. See notes from on-line permit center.

**5C. 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.

**5D. PLN2004-00535.** Consideration of a CDP and CDR for a new 3,427s/f SFR on a 7150 s/f parcel at 1027 San Carlos Ave, El Granada. APN: 047-055-060

**Applicant:** Mike Pucci                              **Owner:** Burt H. Larkfield                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR/CD                      **Parcel Size:** 7150 s/f                              **Lot Coverage:** ?  
**FAR:** ?    **Height:** 30' 10"                                      **Setbacks:** (F/R/LS/RS)20/7.5/7.5/20

**STATUS:** Going to CDRC in December. Design Review Checklist not completed, need to confirm meets FAR & Lot Coverage zoning requirements. See On-line permit comments.