

**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 15, 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.  
**PLN2004-00526:** Consideration of a LLA and CDX to absorb one vacant parcel into two developed parcels. New parcels will meet minimum size requirement for this district. APN 048-063-240, 048-063-410, 048-063-010.  
**Applicant:** Steve Minar                      **Owner:** Same                      **Planner:** Mike Schaller  
**Zoning:** R1-S94                                      **Parcel Size:** 7295.55 s/f
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. Review and Possible Comment on final LCP update Recommendations from the Planning Commission (Chuck Kozak) **8pm - 1 \_ hours.**
  - 5B. **PLN2004-00572:** A new house at 481 Cortez Ave, Miramar. (Chuck Kozak) **9:30pm - 15 minutes.**
  - 5C. **PLN2004-00578:** An addition/remodel of existing house at 930 Ventura St, El Granada. (Gael Erickson) **9:45pm - 30 minutes.**
  - 5D. **PLN2004-00582:** A domestic well on Cedar St. Montara (near Drake, empty lot between 2 houses) (Kathryn Slater-Carter) **10:15pm – 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, *January 5, 2005*.

**Agenda Item Details: 12/15/04**

**5A.** Review and Possible Comment on final LCP update Recommendations from the Planning Commission – MCC has already voted to support Planning Commission’s recommendations, so this will be a discussion to clear up any questions, ambiguities, or other things, and may or may not result in a letter.

**5B. PLN2004-00572:** Consideration of a CDR and CDP (staff level) for a new 4,400 s/f SFR (tree removal previously approved under grading permit for roadway, PLN2001-00674) on a 10,010 s/f parcel at 481 Cortez Ave, Miramar. APN: 048-025-420

<b>Applicant:</b> Dennis Doherty	<b>Owner:</b> Shore Acres Partners	<b>Planner:</b> Farhad Mortazavi
<b>Zoning:</b> R-1, S-94	<b>Parcel Size:</b> 10,010 s/f	<b>Lot Coverage:</b> 29.9%
<b>FAR:</b> 52%	<b>Height:</b> 31’	<b>Setbacks:</b> (F/R/LS/RS) 20/25/22.5/10

**5C. PLN2004-00578:** Consideration of a CDX and DR for a 360 s/f addition/remodel of existing 1,664 s/f SFD on a 6,000 s/f parcel at 930 Ventura St, El Granada. No trees to be removed. APN: 047-293-080

<b>Applicant:</b> James McCord	<b>Owner:</b> Paul & Dona Cook	<b>Planner:</b> Farhad Mortazavi
<b>Zoning:</b> S-17	<b>Parcel Size:</b> 6,000 s/f	<b>Lot Coverage:</b> 27.4%
<b>FAR:</b> 35.6%	<b>Height:</b> 27.5’	<b>Setbacks:</b> (F/R/LS/RS): 15/70/10/3.5

**5D. PLN2004-00582:** Consideration of a CDP and RM-CZ permit to drill a domestic well on Cedar St. Montara (near Drake, empty lot between 2 houses, neighbor has MSWD water?). APN: 036-132-050

<b>Applicant:</b> Sal & Aida Navarro	<b>Owner:</b> Same	<b>Planner:</b> Mike Schaller
<b>Zoning:</b> RM-CZ	<b>Parcel Size:</b> 7440 s/f	

**STATUS:** Kathryn has file. Tent scheduled for 12/15. Sent email to planner on 12/7 re scheduling. Comments due 12/13/04