

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, January 5, 2005

7:30 PM at the3-0 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.
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. **PLN2004-00562:** A domestic well on a parcel at the corner of Cypress Ave. & Park Way, Moss Beach (Karen Wilson) **7:45pm – 30 minutes.**
 - 5B. **PLN2004-00576:** A new 4980 s/f house on Miramar Drive (near Terrace), Miramar. (Chuck Kozak) **8:15pm - 30 minutes.**
 - 5C. **PLN2004-00585:** A new 3-story 4718 s/f house on El Granada Blvd, El Granada. (Gael Erickson) **8:45pm - 30 minutes.**
 - 5D. **PLN2004-00589:** An addition to an existing house at 2055 Carlos St, Moss Beach (Neil Merilees) **9:15pm – 30 minutes.**
6. **Discussion & Action:** Review of procedures for project referral, review of MCC positions and response for LCP Update Tasks or Recommendations for upcoming Planning Commission

Hearings or Board of Supervisors meetings, 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 19, 2005*.

Agenda Item Details: 1/5/05

5A. PLN2004-00562: Consideration of a CDP for a domestic well on a 6,000 s/f parcel at the corner of Cypress Ave. & Park Way, Moss Beach APN: 037-225-020

Applicant: Wilkinson Enterprises Inc. **Owner:** Don Stevinson et al **Planner:** Olivia Sun Boo
Zoning: R-1, S-17 **Parcel Size:** 6000 s/f

5B. PLN2004-00576: Consideration of a CDX and DR for a new 4980 s/f SFD including a 506 s/f 2-car garage on a 10,002 s/f parcel on Miramar Dr.(near Terrace), Miramar. (previous LLA PLN2003-00126) 9 trees to be removed. APN: 048-072-170

Applicant: Steve Mincey **Owner:** Silverpoint LLC **Planner:** Farhad Mortazavi
Zoning: R-1/S-94 **Parcel Size:** 10002 s/f **Lot Coverage:** 27.6%
FAR: 49.8% **Height:** 31.5' **Setbacks:** (F/R/LS/RS): 20/48/21/10

5C. PLN2004-00585: Consideration of a CDX and DR for a new 3-story 4718 s/f SFD including a 474 s/f garage on a 9137 s/f parcel on El Granada Blvd, El Granada. 7 trees to be removed. APN: 047-181-840.

Applicant: Chris Stevens **Owner:** Arvind Tandell **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 9137 s/f **Lot Coverage:** 26.6%
FAR: 51.6% **Height:** 33' **Setbacks:** (F/R/LS/RS): 20/20/10/5

5D. PLN2004-00589: Consideration of a CDX and DR for a 491 s/f addition to an existing 1,664 s/f SFD on a 7,244 s/f parcel at 2055 Carlos St, Moss Beach. No trees to be removed. APN: 037-084-200

Applicant: Robert George **Owner:** Bonnie Ring **Planner:** Farhad Mortazavi
Zoning: R-1/S-17 **Parcel Size:** 7,244 s/f **Lot Coverage:** 35.6%
FAR: 45% **Height:** 20'6" **Setbacks:** (F/R/LS/RS): 18'6"/15/5/10
STATUS: Front yard, rear yard, and lot coverage do not comply with zoning.