

M June 20 3:15 pm @ PILLAR PT 3:30 OBSERVE SAN JUAN P.C. FIELD TRIP

**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, June 15, 2005 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. 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. PLN2004-00493.** New house at The Alameda, El Granada between Balboa and Ave. Del Oro. Drainage issues. (Karen Wilson) 8:00pm – 30 minutes.
- 5B.** Report on initial stakeholders meeting for California Coastal Commission's "Critical Coastal Areas" program, and discussion of possible next steps for a water quality pilot project concerning the Fitzgerald Marine Reserve. (Chuck Kozak) 8:30pm – 30 minutes.
- 5C.** Update on developments regarding application of CEQA and LCP policies on residential parcels within the Categorical Exemption area with un-mapped but verified sensitive habitat or other coastal resource. (Chuck Kozak) 9pm – 45 minutes.
- 5F.** Review and Comment on the LCP update Recommendations from the Planning Commission to the Board of Supervisors for upcoming meeting and discuss the progress of the update with possible letter and/or action. (Chuck Kozak) 9:45pm – 20 minutes.

431 Nevada
house on cliff

To Karen - invite
new Planning Dir
to MCC

047-107-030 where on San Carlos? How big → Neil

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, *June 29, 2005*.

Agenda Item Details: 6/15/05

5A. PLN2004-00493. Consideration of a CDX, CDR and lot merger to construct a new 3,595 s/f SFR with an attached 2-car garage on an 8,504 parcel at The Alameda, El Granada between Balboa and Ave. Del Oro. 7 trees to be removed. APN: 047-209-090, 100,110.

Applicant: Dave Hirzel	Owner: Mike Cochran	Planner: Farhad Mortazavi
Zoning: R-1/S-94/DR/CD	Parcel Size: 8504 s/f	Lot Coverage: 22.8%
FAR: 42%	Height: 25'6"	Setbacks: (F/R/LS/RS) 20/20/8/10

STATUS: Discussed on 11/3, and went to CDRC on 11/18. Return for drainage issues.

5B. Report on initial stakeholders meeting for California Coastal Commission's "Critical Coastal Areas" program, and discussion of possible next steps for a water quality pilot project concerning the Fitzgerald Marine Reserve.

5C. Update on developments regarding application of CEQA and LCP policies on residential parcels within the Categorical Exemption area with un-mapped but verified sensitive habitat or other coastal resource.

5D. Review and Comment on LCP update Recommendations from the Planning Commission to the Board of Supervisors– 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 specifically pertaining to the items to be discussed at upcoming Board of Supervisor's meetings. Will also discuss the progress of the update so far with possible courses of action.