

**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, August 3, 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](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. 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. PLN2005-00251:** New house on Cedar St btw. Harte & George in Montara. (Gael Erickson) **7:45pm – 20 minutes.**

**5B. PLN2005-00271:** New house on Magellan Ave in Miramar. 11 eucalyptus trees to be removed. (Chuck Kozak) **8:05pm – 20 minutes.**

**5C. PLN 2005-00022:** Actual work done regarding grading, drainage, vegetation, trees and resource protection on a 12,000 s/f parcel on the cul-de-sac of Magellan Ave. in Miramar. (Chuck Kozak) **8:25 – 20 minutes.**

**5D. PLN2000-00173:** Negative Declaration for new house and road etc. 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. (Chuck Kozak) **8:45pm – 1 hour.**

**5E.** Discussion of standard language for use in CDRC letters. (Kathryn Slater-Carter) **9:45pm – 15 minutes.**

**5F.** Review and Comment on the LCP update progress with possible letter and/or action. (Chuck Kozak) **10pm – 20 minutes.**

- 6. Discussion & Action:** Review of procedures for project referral, 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, *August 17, 2005.*

**Agenda Item Details: 8/03/05**

**5A. PLN2005-00251:** CDP & CDX for a 2474 s/f house including a detached 576 s/f garage on a 6250 s/f parcel on Cedar St btw. Harte & George in Montara. No trees to be removed. APN: 036-103-510.  
**Applicant:** Mark Stegmaier                      **Owner:** Same                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17/DR/CD                      **Parcel Size:** 6250 s/f                      **Lot Coverage:** 26.3%  
**FAR:** 39.6%                      **Height:** 28'                      **Setbacks:** (F/R/LS/RS) 20/34'SFD, 5' garage/10/12

**5B. PLN2005-00271:** CDP & CDR for a new 4842 s/f SFD which includes a 496 s/f garage on a 12,000 s/f parcel on Magellan Ave in Miramar. 11 eucalyptus trees to be removed. APN: 048-021-230  
**Applicant:** Jack McCarthy                      **Owner:** Bruce Stebbins                      **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-94/DR/CD                      **Parcel Size:** 12000 s/f                      **Lot Coverage:** 25%  
**FAR:** 33.7%                      **Height:** 28'                      **Setbacks:** (F/R/LS/RS) 20/20/10/10

**5C. PLN 2005-00022:** Concerning actual work done regarding grading, drainage, vegetation, trees and resource protection. (CDP and CDR to construct a new 5099 s/f SFR including a 716 s/f 3-car garage on a 12,000 s/f parcel on the cul-de-sac of Magellan Ave. in Miramar with extension of the water main. 22 eucalyptus trees to be removed. APN: 048-021-320,330.) Reviewed by P&Z on 3/2/05 & approved by CDRC & County Staff in March of 2005.

**5D. PLN2000-00173:** Review Negative Declaration for Lot Merger, Coastal Development Permit, Resource Management District Permit, Grading Permit, Coastsides Design Review, Street Improvement Exemption (SIE) to build a 3-story, 4203 sf. single-family residence with attached 3-car garage and a detached 2-story 2096 sf. 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

**5E.** Discussion of standard language, including drainage and trees, for use in CDRC letters when we see no issues outside of CDRC issues.

**5F.** Review and Comment on LCP update progress so far with possible courses of action.