

**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 31, 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. PLN2005-00336: New house at the east end of 12th St. Montara (adjacent to East Ave. right of way) (Neil Meerilees) **8:00pm – 20 minutes.**

5B. San Mateo County "Right-to-Farm" ordinance. (Chuck Kozak) **8:20pm – 20 minutes.**

5C. PLN2001-00300: Three new houses and minor subdivision to create 3 lots on West Point Avenue, Princeton-By-the-Sea. (Pillar Point) (Kathryn Slater-Carter) **8:40pm – 20 minutes.**

5D. Discussion of standard language for use in CDRC letters. (Kathryn Slater-Carter) **9pm – 20 minutes.**

5E. Review and Comment on the LCP update progress with possible letter and/or action. (Chuck Kozak) **9pm – 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, *September 7 or 21, 2005. (to be determined during the meeting, hopefully)*

Agenda Item Details: 8/31/05

5A. PLN2005-00336: CDR & CDX for a new 2707 s/f SFR plus an attached 420 s/f garage on a 6000 s/f parcel at the east end of 12th St. Montara (adjacent to East Ave. right of way) APN: 037-013-340.

Applicant: Sabrina Johnson **Owner:** Burt Hamrol **Planner:** Farhad Mortazavi

Zoning: S-17 **Parcel Size:** 6000 s/f **Lot Coverage:** 31%

FAR: 52% **Height:** 25'2" **Setbacks:** (F/R/LS/RS) 20/20/7.5/7.5

STATUS: Scheduled for CDRC in Sept.

5B. Review of draft of proposed San Mateo County "Right-to-Farm" ordinance for preparation of MCC comments to Supervisor Rich Gordon. The ordinance is planned to be presented for adoption at the October 4, 2005 Board of Supervisors meeting.

5C. Review of status and responsibilities for following **PLN2001-00300:** CDP, Minor (3 lot) subdivision, grading permit and 3 new single family residences. CDP, minor subdivision and grading permit to create 3 lots on West Point Avenue, Princeton-By-the-Sea. APN: 047-311-070

Applicant: John Boggs **Owner:** Pillar Point Preservation Partners **Planner:** Mike Schaller

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

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