

**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, September 7, 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. PLN2000-00812.** Subdivision of a 152.89 acre parcel with two density credits into 2 parcels, conversion of 3 agricultural wells, and construction of new house at 300 San Juan Ave, El Granada. (Sterling Project) (Chuck Kozak) **8pm – 1 & 1/2 hours.**
- 5B. PLN2005-00158:** Emergency CDP to perform maintenance this year only around the water supply intake pipes at Denniston Reservoir on Denniston Creek in Moss Beach. (CCWD) (Karen Wilson or Kathryn Slater-Carter) **9:30pm – 30 minutes.**
- 5C.** 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, *September 21, 2005*.

Agenda Item Details: 9/7/05

5A. PLN2000-00812. Review of newly developed revisions for Coastal Development Permit, PAD Permit & Minor subdivision to subdivide a 152.89 acre parcel with two density credits into 2 parcels of 4.79 acres and 148.1 acres, conversion of 3 agricultural wells, construction of new 6,456 s/f single family residence on the 148.1 acre parcel, and legalization of existing mobile home as temporary housing during construction, at 300 San Juan Ave, El Granada. APN 047-320-060.

Applicant: Dan Sterling

Owner: Same

Planner: Sara Bortolussi

Zoning:

Parcel Size:

Lot Coverage:

STATUS: Project previously discussed at 6/16/04 and 6/30/04 P&Z.

PLN2005-00158: Emergency CDP to perform maintenance dredging this year only around the water supply intake pipes at Denniston Reservoir on Denniston Creek in Moss Beach. APN: 037-320-150, 037-320-280.

Applicant: Coastside County Water District

Owner: Same

Planner: Matt Seubert

STATUS: The proposed project is 400 cubic yards of dredging of Denniston Reservoir near an existing CCWD water intake valve. The reservoir is located approximately 0.5 miles northeast of Highway 1, accessible via an existing farm road opposite HMB airport. These dredging activities will remove silt and vegetation over an approximately 40 linear foot area. The water district has an existing permit for this work that was originally issued in 1998 (County File No. CDP96-0039). The CCWD applied to renew that permit on April 25, 2005 for dredging annually for the next five years. (The MCC reviewed that application on 5/11/05.) County review of that renewal application, however will not be heard before the County Planning Commission until 2006. To accommodate this year's needs, the CCWD requested an emergency CDP. This emergency permit will allow the CCWD to dredge the reservoir this year only. Additionally, the dredging activities will be subject to all conditions of approval outlined in the previously issued permit. Dredging activities in subsequent years or any additional maintenance activities proposed by CCWD will have to be approved by the County Planning Division. Comments due prior to September 12, 2005.

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