

**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, October 19, 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.

Letter requesting follow-up from 9/19/05 meeting with Director of Environmental Services Agency Marcia Raines and Community Development Director Lisa Grote regarding MidCoast planning and development issues. - Karen Wilson

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.

5A. PLN1999-00630: Repair of coastal bluff failure on two properties: 1 Reef Pt Rd and 165 Reef Pt Rd, Moss Beach, overlooking Fitzgerald Marine Reserve. (Kathryn Slater-Carter) 8pm - 30 mins. *No current comments - waiting for response from Gilpin?*

5B. PLN2005-00075: Extend and improve existing Highlands Avenue in El Granada. (Chuck Kozak) 8:30pm - 30 mins. *Neg Dec required (CEQA 15304) & must go to PC b/c in scenic corridor. Retaining wall on uphill side > 9' in some areas.*

5C. PLN2005-00283: New house on El Granada Blvd, El Granada. (Karen Wilson) 9pm - 30 mins. *Even 2 new plans FAR incl. covered porch is @ 3,155. 1st flr or 54.9% where 53% is allowed.*

5D. PLN2005-00320: New 2-story house at the corner of Furtado Ln & 5th Ave, Miramar. (Neil Merilees) 9:30pm - 30 mins. *Site exam: no well on property. fire access plans submitted 10/11/05. Riparian corridor buffer zone.*

5E. Review and Comment on the LCP update progress with possible letter and/or action. (Chuck Kozak) 10pm - 20 mins.