

**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, November 2, 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.

✓ **5A. PLN2005-00415:** New house at 639 Santiago Ave, EL Granada. Removing an existing structure. (Gael Erickson) 8pm – 20 mins.

✓ **5B. PLN2005-00417:** New house at 1<sup>st</sup> Street (CDRC says Kanoff), Montara with extension of sewer main and road infrastructure. (Chuck Kozak) 8:20pm – 20 mins.

✓ **5C. PLN2005-00418:** New house at 1050 Acacia St, Montara. (Neil Merilees) 8:40pm – 20 mins.

✓ **5D. PLN2005-00436:** New house at 471 Cortez Ave, Miramar. (Karen Wilson) 9pm – 20 mins.

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

**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, November 16, 2005.

**Agenda Item Details: 11/02/05:**

**5A. PLN2005-00415:** Consideration of a CDX and CDR for a new 3367 s/f SFD plus an attached 496 s/f garage on a 7312 s/f parcel at 639 Santiago Ave, EL Granada. Removing an existing structure. No significant trees to be removed. APN: 047-292-280.

**Applicant:** Jack McCarthy    **Owner:** Robert Dal Porto    **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17    **Parcel Size:** 7312 s/f    **Lot Coverage:** 30.4%  
**FAR:** 52.8%    **Height:** 27'    **Setbacks:** (F/R/LS/RS): 22/31/8/8'8"  
**STATUS:** Going to CDRC on 11/10/05.

**5B. PLN2005-00417:** Consideration of a CDP and CDR for a new 2140 s/f SFD and an attached 426s/f garage on a 5125 s/f parcel at 1<sup>st</sup> Street (CDRC Agenda says Kanoff St.) Montara. CDP is for the extension of sewer main and road infrastructure. APN: 036-012-050, 100, 110.

**Applicant:** Jack McCarthy    **Owner:** Carola Verhoeff    **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17    **Parcel Size:** 5125 s/f    **Lot Coverage:** 25.8%  
**FAR:** 50%    **Height:** 27.9    **Setbacks:** (F/R/LS/RS): 20/21/7'6"/9  
**STATUS:** Going to CDRC on 11/10/05

**5C. PLN2005-00418:** Consideration of a CDX and CDR for a new 2240 s/f SFD plus an attached 412 s/f garage on a 5250 s/f parcel (lot merger) at 1050 Acacia St, Montara. Well on site. No trees to be removed. APN: 036-121-410.

**Applicant:** Ron Nelson    **Owner:** Same    **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-17    **Parcel Size:** 5250 s/f    **Lot Coverage:** 29.4%  
**FAR:** 50.5%    **Height:** 27'    **Setbacks:** (F/R/LS/RS): 20/20/7.5/7.5  
**STATUS:** Going to CDRC on 11/10/05.

**5D. PLN2005-00436:** Consideration of a staff-level CDP and CDR for a new 3695 s/f SFD including a 735 s/f garage on a 10,010 s/f parcel at 471 Cortez Ave, Miramar. This project is not appealable to CCC. Tree removal previously approved under grading permit for roadway, PLN2001-00674. Permits needed from sanitary sewer and water utility districts. APN: 048-025-420, 460, 470.

**Applicant:** Dennis Doherty    **Owner:** Shore Acres Partners    **Planner:** Farhad Mortazavi  
**Zoning:** R-1/S-94    **Parcel Size:** 10,010 s/f    **Lot Coverage:** 28%  
**FAR:** 49%    **Height:** 27'9"    **Setbacks:** (F/R/LS/RS): 24/20/37/10  
**STATUS:** Comments due 11/9/05

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