

**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 30, 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
	Michael Clardy

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. ITEM 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 details below)

5A. PLN2005-00108: A new house on a substandard lot on 6th St. Montara. (Chuck Kozak) 8pm – 15 mins.

5B. Discussion of recent tree permit applications and County’s interpretation of the Significant Tree Ordinance. (Sara Bassler) 8:15pm – 15 mins.

5C. Review and Comment on the LCP update progress with possible letter and/or action. The staff report dated 11/9/05 is available, and the Board of Supervisor hearing to consider the Midcoast LCP Update Project will be on the coastside (location to be determined) on December 6, 2005. (Chuck Kozak) 8:30pm – 2 hrs.
- 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, December 7, 2005.

Agenda Item Details: 11/30/05:

5A. PLN2005-00108: Consideration of CDR & Staff-level CDP for a new 1917 s/f SFR including a 436 s/f garage on a 4000 s/f parcel on 6th St. Montara. Well permit approved. APN: 036-021-020.

Applicant: Micheliz LLC **Owner:** Rob & Helen Carey, trustees **Planner:** Farhad Mortazavi

Zoning: R-1/S-17 **Parcel Size:** 4000 s/f **Lot Coverage:** 29.7%

FAR: 47.9% **Height:** 28 **Setbacks:** (F/R/LS/RS): 20/38/10/6

STATUS: Originally discussed 5/4/05. Plans revised. Going to CDRC 12/8/05.

5B. Discussion of recent tree removal permit applications and approvals and the County's interpretation and application of the San Mateo County Significant Tree Ordinance, Section 12000-12,032.5, with possible letter and/or other action.

5C. Review and Comment on the LCP update progress with possible letter and/or action. The staff report dated 11/9/05 is available, and the Board of Supervisor hearing to consider the Midcoast LCP Update Project will be on the coastside (location to be determined) on December 6, 2005. Continued from last meeting.