

**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, March 1, 2006
7:30 PM at the Granada Sanitary District Office
504 Avenue Alhambra, 3rd floor
(across from Ave. Balboa)
El Granada, CA

P&Z Agendas and other materials are available on-line at:
<http://mcc.sanmateo.org/pandz.html>

Chair:	Sara Bassler
Vice-Chair:	John Weston
MCC Members:	Howard Lieberman Terri Green Kathryn Slater-Carter Gael Erickson
Community Members:	Chuck Kozak Neil Merilees Michael Clardy Karen Wilson

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

1A. Received Applications Review, Pre-Screening, and discussion of P&Z organizational issues & goals.

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)

continue
5A. PLN2005-00075: Extend and improve existing Highlands Avenue in El Granada.
(Chuck Kozak) 8pm – 15 mins.

continue
5B. PLN2006-00020: Replacement of the Coastside Co Water District's transmission water line from HMB city limit northward along Cabrillo Hwy to El Granada (Gael Erickson) 8:15pm – 15 mins.

letter done emailed + faxed 3/2/06
5C. PLN2006-00021. New house on El Granada Blvd, El Granada. (John Weston)
8:30pm – 15 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, March 15, 2006.

Agenda Item Details: 3/1/06:

5A. PLN2005-00075: Consideration of CDP and Grading Permit to extend and improve existing Highlands Avenue in El Granada. May include a "sanitary sewer plan." Unclear because received no application paperwork only the plans. Will need a Neg Dec because grading is occurring on slopes exceeding 10% (CEQA Sec 15304) & must go to PC because portion of grading occurs in Co. Scenic Corridor. APN: 000000000

Applicant: Dan Macleod **Owner:** John Dooley **Planner:** Matt Seubert

5B. PLN2006-00020: Consideration of a CDP for a 2,660 linear ft replacement of the Coastside Co Water District's transmission water line from HMB city limit northward along Cabrillo Hwy to El Granada. APN: 000000000.

Applicant: CCWD **Owner:** State of Calif. **Planner:** Mike Schaller

5C. PLN2006-00021. Consideration of a CDR & CDX for a 3065 s/f SFD with an attached 455 s/f 2-car garage on a 6589 s/f parcel on El Granada Blvd, El Granada. Includes removal of 16 trees. APN: 047-192-360.

Applicant: Doug Snow **Owner:** Derek Kulda **Planner:** Farhad Mortazavi
Zoning: S-17 **Parcel Size:** 6589 s/f **Lot Coverage:** TBD
FAR: ? **Height:** 26' **Setbacks:** (F/R/LS/RS) 20(H),5(G)/20/10/5