

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, January 7, 2004

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:	Karen Wilson
MCC Members:	Sara Bassler Charlie Gardner Howard Lieberman Paul Perkovic
Community Members:	Chuck Kozak

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, Karen Wilson**, at 650.728.8239 or at montara100@comcast.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:** No Items
- 5. ITEMS SET FOR A SPECIFIED TIME:** Items extending beyond set time limits will be continued to later in the meeting or to subsequent meetings. See addendum for project details
 - 5a. PLN2000-00477:** Consideration of a renewal of expired Use Permit and a Coastal Development Permit to construct a 3-guest room bed and breakfast inn, plus a private dwelling on a ~6188 s/f parcel at 225 Mirada Road, between Coronado and Cortez, in Miramar. APN 048-013-250.
7:45 PM – 45 minutes
 - 5b. Review of impacts of construction of new pedestrian bridge over Medio Creek (PLN2001-00429)** to surrounding area and properties and consideration of possible solutions. This item originally reviewed by the MCC P&Z Committee on 09/05/01. **8:30 PM – 30 minutes**
- 6. Discussion & Action:** Review of MCC positions on LCP Update Tasks for upcoming Planning Commission Hearings; review of tree removals, correspondence and coordination with Public Works, review past agendas for updates and discussion, review projects for future agendas, any continuations from item 3 above.
- 7. Any urgency items that arrived after the posting of this agenda.**
- 8. Set future agendas and meeting dates.** Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *January 21, 2004*.

Project details: 01/07/04

5a. PLN2000-00477: Consideration of a renewal of expired Use Permit and a Coastal Development Permit to construct a 3-guest room bed and breakfast inn, plus a private dwelling on a ~6188 s/f parcel at 225 Mirada Road in Miramar. APN 048-013-250.

Project to be reviewed by SMCo Zoning Hearing Officer on 01/08/04. This project is appealable to the California Coastal Commission.

Applicant: Neil and Jennifer Merrilees	Owner: Same	Planner: James Singleton
Zoning: CCR/DR	Parcel Size: ~6618 s/f	Lot Coverage: tbd
Bldg Area: tbd	Height: tbd	Setbacks: tbd

5b. PLN2001-00429: Coastal Development Permit and Negative Declaration to construct a pedestrian bridge over the top of the failing Mirada Road bridge over Arroyo de en Medio Creek.

Applicant: SMCo DPW County Planner: Mike Schaller