

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, January 21, 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:	Howard Lieberman
Vice Chair:	Karen Wilson
MCC Members:	Sara Bassler Charlie Gardner 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, Howard Lieberman**, at 650.712.0428 or at hlieberman@escatech.com.

- 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. PLN2003-00627:** Coastal Development Permit Exemption and Lot Line Adjustment between two parcels that were recently created out of two separate lot merger processes (PLN2003-00566 and PLN2003-00567 - New APNs have not yet been assigned to the new parcels) located east of Highway 1, 80 feet east of The Crossways, on the south side of Magellan in Miramar. APN 048-024-190. **7:45 PM – 30 minutes**
 - 5b. PLN2003-00654:** Tree Removal Permit to remove three Pine trees in the rear yard of 532 Palma Street in El Granada. APN 047-213-320
8:15 PM – 30 minutes
 - 5c. PLN2003-00669:** Coastal Development Permit for a 135 foot-long mainline water extension to serve a previously approved (PLN2002-00151) single-family residence on a 10,007 s/f parcel at 556 Miramar Drive in Miramar. APN 048-072-160.
8:45 PM – 45 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 Committee, review past agendas for updates and discussion, and 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.** Review and assignment of received applications, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, *February 4, 2004*.

Project details: 01/21/04

5a. PLN2003-00627: Coastal Development Permit Exemption and Lot Line Adjustment between two parcels that were recently created out of two separate lot merger processes (PLN2003-00566 and PLN2003-00567 - New APNs have not yet been assigned to the new parcels) located east of Highway 1, 80 feet east of The Crossways, on the south side of Magellan in Miramar. APN 048-024-190.

Applicant: Michael Mack **Owner:** T. Callan & G.A. Callan Trust
Planner: Laurie Shiels **Zoning:** R-1/S-94/DR
Existing Parcel Sizes: Lots 36-37: 8,800; Lots 38-40: 13,200
Proposed Parcel Sizes: Lots 36-37 & 1/2 of 38: 11,000; Lots 39-40 & 1/2 of 38: 11,000

5b. PLN2003-00654: Tree Removal Permit to remove three Pine trees in the rear yard of 532 Palma Street in El Granada. APN 047-213-320

Applicant: Michael W. Vice **Owner:** Same **Planner:** Laurie Shiels
Zoning: R-1/S-17/DR **Proposed Replacement:** Three (3) Cajeput trees

5c. PLN2003-00669: Coastal Development Permit for a 135 foot-long mainline water extension to serve a previously approved (PLN2002-00151) single-family residence on a 10,007 s/f parcel at 556 Miramar Drive in Miramar. APN 048-072-160.

Applicant: Thomas Armitage **Owner:** Kristen Reid **Planner:** Laurie Shiels
Zoning: R-1/S-94/DR **Parcel Size:** 10,007 s/f