

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, February 04, 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. 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

2a. Discussion and Action item: Command Oil Spill Natural Resources Trustee's and US Fish and Wildlife Services: Public Participation and review of draft restoration plan. Comments close Feb 11,2004. **7:30PM – 30 minutes**

2b. PLN2002-00455: Coastal Development Permit to install storm drain system & repair swale erosion and Coastsides Design Review for a new 5,926 s/f single-family residence on a ~25,051 s/f lot at 888 Ocean Blvd (northwest side of street between Madrone and San Lucas) in Moss Beach. APN(s) 037-271-010,020, & 030. **8:00PM – 1 hour**

2c. PLN2002-00592: Consideration of design review approval for a coastal Development permit to allow construction of a new 2,322 sq/ft single-family residence including a 515 sq/ft garage lot merger, extenuation of water main for placement of a fire hydrant, and domestic well on a 6,000 sq/ft parcel. No trees to be removed. Application submitted: Sep 30, 2002. This item is continued from March 4, 2003. Applicant may be building another house in an area with violations for drainage and grading and issues still out standing. One house was approved by DR months ago. Howells Street, Montara APN 036-282-330-340 **9:00PM – 45 minutes**

2d. PLN 2002-00395: Consideration of design review approval for construction of two uncovered decks and a new bay window, located at the side and rear of an existing residence on a 5,000 sq/ft parcel. The application included a HIE and CDP for the deck's encroachment into the respective setbacks. The Coastsides Design Review Committee will not render a decision but make a recommendation regarding the project's compliance with DR Standards. No trees to be removed. 585 - 7th Street Montara APN 036-0930260 **9:45PM – 15 minutes**

2e. PLN 2003-00705: Coastsides Design Review and Coastal Development Permit Exemption for a new 2571 sq. ft. SFD on a 6,073 sq. ft. parcel. Randy Ralston Granada Avenue, El Granada APN 047-0 **10:00PM – 15 minutes**

3. Discussion & Action: Options for acquiring land for parks and public recreation. County is proposing disposing of some parcels of land, which may be applicable to parks and recreation usage.

- 4. 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. Due to the lateness of the hour each item needs to be limited to 2 minutes maximum.*
- 5. Review of Agenda, Updates, Notices, Announcements and Discussion** (if not completed by 11PM, this item will be continued to next meeting February 18th, 2004.
- 6. Consent Agenda:** No Items
- 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 18, 2004.*