

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, Jan. 30, 2002 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	Chair:	Karen Wilson
	Vice Chair	Paul Perkovic
	MCC Members:	Sandy Emerson Chuck Kozak Ric Lohman Kathryn Slater-Carter
	Community Members:	Dennis Doherty

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, please contact the **Chair, Karen Wilson**, at 650.728.3292 (home) – montara100@home.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. Updates, Notices and Announcements

4. Review of Agenda

REGULAR AGENDA: Details of items may be found in the supplied addendum.

5. **Consent Items:** none

6. **Continued / Resubmitted Items:** see addendum. Estimated start time 7:40 PM.

7. **Special Considerations & Pre-Application Review:** see addendum. Estimated start time 8:30 PM.

8. **New Applications:** see addendum. Estimated start time 9:15 PM.

9. **Any emergency items that arrived after the posting of this agenda.**

10. **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, *February 6, 2002*.

8b. PLN 2001-00624: Coastal Development Permit Exemption and Coastsides Design review to construct a new 3,166 sq. ft. residence with an attached garage located between 523 and 539 El Granada Boulevard in Unincorporated El Granada area of San Mateo County. **APN 047-152-370**

Owner: KYMCO	Applicant KYMCO, INC	Planner: Lily Toy
Zoning: R-1/S-17/DR	Parcel Size: 6924 sq.ft.	Lot Coverage: 28.5%
FAR: 46% (3298 plus 400 garage credit = 3698 covered area)		Actual FAR 53%

8c. PLN 2001-00643: Coastal Development Exemption and Coastsides Design Review to construct a 1,525 Square foot addition to an existing **1218 - (400 s.q. ft garage)** residence. (Addition exceeds 50% of the existing Floor area, therefore as per CEQA requires a negative declaration/initial study) **APN: 047-095-150**

Owner: Exposito, Douglas	Applicant: Same	Planner: Lilly Toy
Zoning R-1/S-17/DR		Parcel Size: 5,500
Lot Coverage existing: 29%		Lot Coverage proposed: 34.9%
FAR Existing: 29%	Proposed FAR: 49.%	Actual Proposed FAR: 57%

Proposed final structure: 3143 sq ft.