

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 7, 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/pandz.html>

Chair:

Karen Wilson

Vice Chair:

Paul Perkovic

MCC Members:

Sandy Emerson

Chuck Kozak

Ric Lohman

April Vargas

Kathryn Slater-Carter

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 **Chair, Karen Wilson**, at 650.728.3292 or at p&z@lists.sanmateo.org.

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: No Items.

6. Continued / Resubmitted Items: See addendum – approx. start time 7:40 PM

7. Special Considerations & Pre-Application Review: No Items

8. New Applications: See Addendum – approx. start time 8:00 PM

9. Discussion & Action: MidCoast drainage impacts

10. Any urgency items that arrived after the posting of this agenda.

11. 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, **August 21, 2002**

Continued / Resubmitted Items: 08/07/02

6a. PLN 2001-00508: Coastal Development Permit and Coastside Design Review for road improvements, utility extensions, and construction of a new 4000 sq. ft. 2-story single-family residence including garage on a 9200 sq/ft parcel (subject to approval of associated Lot Line Adjustment PLN2001-00193)

Location: Magellan Ave. in Miramar. **APN:** 048-024-070, 080.

Owner: Helen Carey	Applicant: Bruce Stebbins	Planner: Sara Bortolussi
Zoning: R-1/S-9/DR	Parcel Size: 9200 sq/ft	Lot Coverage: 29.4% (2706 sq/ft)
FAR*: 40%	Actual FAR*: 43.5%	
Setbacks (F/R/LS/RS): 21/20/10/11		Height: 28 ft.

* Application filed under Interim Zoning Ordinance: FAR limits = 50% + 400 sq/ft garage allowance.

6b. USE 99-0025: Building permit, CDP, Use Permit, and CEQA review for installation of a 200 sq/ft equipment building and cellular phone antenna amidst existing, abandoned bunkers and lookout towers on the bluff area.

Location: Devil's Slide Outcropping west side of Hwy 1 **APN:** 023-742-020

Applicant: Sprint PCA/Whalen & Co	Owner: Nelson Bedford	Planner: not listed
Zoning: RM/CZ	Lot Size: 10 acres	Lot Coverage: na
FAR: na	Height: na	Setbacks: na

Details of Special Considerations & Pre-Application Review Items: 08/07/02: No Items

Details of New Applications: 08/0702

8a. PLN 2002-00394: Coastal Development Permit, Home Improvement Exception and Coastside Design Review for a 228 sq/ft. rear patio enclosure on a single story home. The proposed rear yard setback will be 14'8" where 20' is required.

Location: 165 Harbour Drive, El Granada **APN:** 037-333-020

Applicant: Bay Area Sunrooms	Owner: Diane French	Planner: Mikes
Zoning: R1/S17/DR/CD	Lot Size: 5656	Lot Coverage: 44.7
FAR: 44.7%	Setbacks: F/R/L/R (18/14.8/5.8/4/10)	

8b. PLN 2000-00427: Historic Plaque commemorating proximity of Ocean Shore Railroad, to be placed on river-rock base pedestal 4 ½ high, approximate base dimensions of 2 ½ x 3 ½

Location: Adjacent to 20 Ave. Portola **APN:** 047-261-030

Applicant: David Holbrook, Sr. Planner	Owner: SMC DPW
Zoning: C-1/S-3/DR	

8c. PLN 2002-00288: Grading Permit for (approx.) 44,000 cy of fill, Biological Impact Report/Wetlands Delineation and Preliminary Geotechnical Investigation for a proposed 10 acre development (unspecified storage, boat yard and commercial bldgs) on a 14 acre parcel.

Location: West side of Airport Street, immediately south of El Granada Manufactured Home Park

APN: 047-311-060

Applicant: Big Wave LLC

Planner: Mike Schaller

Lot Size: 14.235 acres (mol)

Owner(s): Steve Barber & Jeff Peck, HMB

Zoning: M-1/DR, M-1/AO/DR, RM/CZ/DR

Details of Discussion & Action Items: 08/07/02

9a. Discussion and action items on Drainage and related development, MidCoast