

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, September 4, 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: See addendum – approx. start time 8:15

8. New Applications: See Addendum – approx. start time 8:30 PM

9. Discussion & Action: Review of MSD test wells field trip, MidCoast drainage impacts, Regulations regarding size, height and architectural standards for new houses in Coastal Zone rural zoning districts.

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, *September 18, 2002*

Continued / Resubmitted Items: 09/04/02

6a. PLN 2000-00389: A Coastal Development Permit and Coastside Design Review for revised plans for a 3,557 sq/ft single-family residence

Location: NEC of Cortez Avenue and Cabrillo HWY 1, Miramar

APN: 048-023-170/048-023-290/048/023/320

Applicant: Denmark

Owner: Webb

Planner: M. Brewer

Zoning:R-1/S-9

Lot Size:11,296

Lot Coverage: 2,503 (22.1%)

FAR: 3907 (34.6%)

Height: 27.3

Setbacks: F/R/LS/RS (20/23/20/23.10)

Special Considerations & Pre-Application Review: 09/04/02

7a. Proposal by SMCo Public Works for the removal of 4 trees from the County ROW in front of 655 George St. in Montara.

Details of New Applications: 09/04/02

8a. PLN 2002-004433: Coastal Development Permit Exemption and CDR to construct a new 4,577 square foot single-family residence with an attached 3-car garage

Location: 5th Avenue near Cortez in Miramar

APN: 048-043-270

Applicant: McGregor

Owner: McGregor

Planner: Mortazavi

Zoning:R-1/S94

Lot Size: 10,000

Lot Coverage: 2542 (25.4%)

FAR: 4,577 45.8%

Height: N/A

Setbacks: F/R/LS/RS (25/20/10/10)

8b. PLN 2002-00489: CDP (After-the-Fact staff level) for installation of 395' of water line extension & hydrant for fire suppression as req'd by HMBFD (connected with BLD-1138), includes addition of water tank on parcel site for same purpose

Location: 1400 Temple

APN: D. Holbrook

Applicant: Mc Keon

Owner: Chismark Trust

Planner: J. Singleton

Zoning: RM/CZ

Lot Size: 5 acres

Lot Coverage: N/A

FAR: N/A

Height: N/A