

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Planning & Zoning Friday, October 16, 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](mailto: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](mailto: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 8:40

**8. New Applications:** See Addendum – approx. start time 9:00 PM

**9. Discussion & Action:** (a) Review and recommendation to the MidCoast Community Council of the community's involvement in residential project review in issues concerning drainage, erosion control, tree removal, sensitive habitat preservation, and other site specifics and cumulative impacts beyond Design Review, (b) Tree removal in Public Right-Of-Way.

**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, **October 30, 2002**

**Continued / Resubmitted Items: 10-16-02**

**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)

**Details of New Applications: 10/16/02**

**8a PLN 2002-00049:** Use Permit to change use of existing structures from dry-storage to marine-related trades; connect buildings to water and sewer.

**Location:** 313 Princeton Ave

**APN:** 047-023-420

**Applicant:** Baldwin

**Owner:** Baldwin

**Planner:** J. Singleton

**8b.PLN 2002-00384:** Coastal Development Permit & LLA Adjustment between 2 parcels to increase on parcel by 932 sq/ft: 047-161-190 will be 6,800 & 047-161-190 will be 7556 sq/ft

**APN:** 047-161-190 & 047-161-190

**Applicant:** D. Byers

**Owner:** C. Sisson

**Planner:** China Osborn

**Zoning:** R1/S17/DR

**Lot Size:** Lot 1 5868 – Lot 2 8448

**Lot Coverage:** N/A

**FAR:** N/A

**Height:** N/A **Setbacks:** N/A

**(F/R/LS/RS) N/A**

**8c.PLN 2002-00417:** Lot Line Adjustment and CDP to adjust configuration of lot lines involving three parcels to create three reconfigured parcels. No new parcels created all reconfigured parcels are greater than 5000 sq/ft (parcels are adjacent to item 8d)

**APN:** 036-103-360 – 036-103-370

**Applicant:** E. Grantz

**Owner:** M. Stegmaier

**Planner:** M. Brewer

**Zoning:** R1/S17/DR

**Lot Size:** 6257/6257

**Lot Coverage:** N/A

**FAR:** N/A

**Height:** N/A **Setbacks:** N/A

**8d.PLN 2002-00551:** Lot Line Adjustment and CDP to adjust configuration of lot lines involving three parcels to create three reconfigured parcels. No new parcels created all reconfigured parcels are greater than 5000 sq/ft (parcels are adjacent to item 8c)

**APN:** 036-103-430 – 036-103-440 – 036-103-480

**Applicant:** E. Grantz

**Owner:** M. Stegmaier

**Planner:** M. Brewer

**Zoning:** R1/S17/DR

**Lot Size:** 6257/6257/6257

**Lot Coverage:** N/A

**FAR:** N/A

**Height:** N/A **Setbacks:** N/A

**9. Discussion & Action: 10-16-02**

Discussion of Emergency CDP, CDX, fire and water line extensions Montara, Moss Beach