

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Planning & Zoning

Wednesday, November 20, 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
Community Members:	Ami Varsanyi

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 8:30 PM
- 9. Discussion & Action:** No Items
- 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, **December 4, 2002**

ADDENDUM FOR 11-20-02

Continued / Resubmitted Items: 11-20-02

6a. PLN 2000-00568: Revision submitted October 2002 to a previously approved Coastside Design Review permit to reduce the second story addition and revise the front and rear balconies (Entry onto the 1st story & remainder of second story addition) to an existing 1-story single family home. (Reviewed MCC 10-30-02)

Location: 277 – 7th street, Montara

APN: 036-051-020

Applicant: Coleman

Owner: Coleman

Planner: L. Toy

Zoning: R-1/S-17

Lot Size: 5000 sq/ft

Lot Coverage: n/a

FAR: n/a

Height: n/a

Setbacks: n/a

6b. PLN 2001-00462: Revised Application for Coastside Design Review to include 2 decks: 1st story deck is 154 sq/ft and the 2nd story deck is 170 sq/ft. Original application: Lot merger & Coastside Design Review for a new 3,019 square foot single family residence. Item reviewed as an urgency item at the 11-6-02 P&Z meeting.

Location: 349 8th Street, Montara

APN: 036-023-040

Applicant: Ethan Miller

Owner: Ethan Miller

Planner: Lily Toy

Details of New Applications: 11-20-02

8a. PLN 2002-00403: Coastal Development Permit to install 280 ft. of 6” water main and a new fire hydrant to be located at the intersection of Date and Edison Streets. All work to occur within the public right-of-way.

Location: Corner of Date St. and Edison St. Montara

APN: 000-000-510

Applicant: Jeffrey Fanning

Planner: M. Schaller

Owner: Coast Wholesale Florists; California –American Water Company; Peninsula Open Space Trust

8b. PLN 2002-00812: CDP, PAD permit and minor subdivision to divide 152.75 parcel into four parcels of the following sizes: 4.63 acres, 4.79, 2.85 acres and 140.6 acres. Includes conversion of three agricultural wells to domestic wells and construction of a new

Location: 300 San Jaun Ave, El Granada

APN: 047-320-060

Owner/Applicant: Daniel Sterling

Planner: M. Brewer