

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Planning & Zoning Wednesday, December 04, 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](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:** 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 18, 2002**

**Continued / Resubmitted Items: 12-04-02**

**6a. PLN: 2002-00132:** Coastal Development Permit, Lot Merger & Design Review for a two-story, 900 sq/ft building with a garage on the first floor and storage area on the second floor.

**Location:** 179 West Point, Princeton      **APN:** 047-032-110/120      **Zoning:** W/DR  
**Owner:** Mullins, Joan      **Applicant:** Mullins, Joan  
**Lot Size:** 7000 sq/ft      **FAR:** 13 %      **LC:** 26%

**Note:** This item was previously reviewed on April 1, 2002, but due to confusion in the record, a second review is necessary

**6b. PLN 2001-00472:** 3<sup>rd</sup> review of proposed new single family dwelling, addressing previous issues of entryway, height of building pad, and articulation of the design.

**Location:** South side of Irving Street, 100 ft. west of Hill Street, Montara.      **APN:** 036-113-410

**Owner:** Aaron Lingemann      **Applicant:** Tom Bruce      **Planner:** Lilly Toy  
**Zoning:** R-1/S-17/DR      **Parcel Size:** 6000 sq. ft.  
**Lot Coverage:** 30% \* (1800 sq. ft.)      **Setbacks:** F / R / LS / RS: 24 / 20 / 5 / 10  
**FAR:** 49.67% \* (3376 sq., ft. with 400 sq. ft. garage credit)      **Actual FAR:** 56.27%

**Details of New Applications: 12-04-02**

**8a. PLN 2002-00684:** Coastal Development Permit to allow sediment removal from two in-stream culverts on San Vicente Creek in Moss Beach: one on Cypress Street and the other on Marine Blvd.

**Location:** Cypress Ave, Moss Beach      **APN:** 000-000-068  
**Applicant:** SMCO Dept. of Public Works      **Owner:** San Mateo Co      **Planner:** M. Schaller

**8b. PLN 2002-00488:** PAD permit, Coastal Development Exemption, Negative Declaration & Lot Line Adjustment between 2 legal parcels in the PAD & RM/CZ zoning between El Granada and Moss Beach. Resultant parcels will be 21 acres and 1,841 acres

**Location:** 800 El Granada Blvd, EG      **APN(s):** 037-320-020, 280 -- 047-340-260, 270  
**Owner:** ETOP Properties c/o Roberty Naify et al      **Applicant:** Peninsula Open Space Trust  
**Planner:** Gabrielle Hudson

**8c. PLN 2002-00648:** Coastsides Design Review & **Home Exception Improvement** to allow 331 sq/ft addition to an existing 2,422 sq/ft residence where 233 sq/ft encroached into the front setback & 47.5 sq/ft into the side setback. No trees to be removed.

\*\* Project will also be reviewed by Coastsides Design Review Committee.

**Location:** 130 San Pedro Road, EG      **APN:** 047-173-140  
**Owner:** James Peterson      **Applicant:** James W. Peterson      **Planner:** F. Mortazavi