

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 18, 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: See Addendum - approx. start time 8:20 PM

8. New Applications: See Addendum – approx. start time 8:40 PM

9. Discussion & Action: Review past agenda's for updates and discussion, discuss tree removal permits in relation to General Plan, Local Coastal Plan and any other documentation on file.

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, *January 15, 2003*

Continued / Resubmitted Items: 12-18-02

6a. PLN 2001-00462: Revised Application for Coastsides 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 & Coastsides 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

Note: This item was previously reviewed on April 1, 2002 & November 20, 2002 however, due to serious neighborhood concerns regarding elevations, a review has been request by the county

6b. PLN 2002-00115: Coastal Development Permit & Coastsides Design Review for a new 4,233 square foot residence & attached garage including the installation of a new fire hydrant. (Revised Plans)

Location: Coronado Ave. (one parcel [driveway access] fronts on Coronado the other two meet Cortez east of The Crossways in Miramar

APN: 048-025-110

Zoning R-1/S-94

Lot Size 11,550

Planner F. Mortazavi

Proposed FAR: 21%

Proposed Lot Coverage: 24%

Height: 28 ft.

Set Backs (F/R/LS/RS) 20/20/10/10

Special Considerations & Pre-Application Review: 12-18-02

7a. PLN 2002-0000: Use permit Application to rent site for intimate daytime garden gatherings and events between the hours of 9 am and sunset, hosting no more that 80 guests, totaling no more than 50 events during the year

Location: 347 Mirada Road, HMB

APN: 048-014-090 & 048-011-030

Applicant: Richard and Linda Patterson

Planner: D. Holbrook

Lot Size: ½ Acre

New Applications

8a. PLN2001-00511: Negative Declaration Review –Coastal Development Permit and Planned Agricultural District Permit for construction of a new 5013 sq. ft. 2-story single-family residence (including garage) and septic system on a 1.5 acre parcel

Location: Drake, Riveria & Elm Streets in Montara.

APN 037-172-030

Owner: Bill & Vicky Moore

Applicant: Peck Drennan

Planner: S. Bortolussi

Zoning: PAD/CD

Parcel Size: 1.5 ac. (65340 sq. ft.)

Lot Coverage: 5091 sq. ft. (7.8%)

FAR (Actual): 7.7%

Height: 23'

Setbacks: F / R / LS / RS: 50 / 50 / 20 / 20

Discussion & Action Items: 12-18-02

Review past agenda's for updates and discussion, discuss tree removal permits in relation to General Plan, Local Coastal Plan and any other documentation on file.