

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, January 15, 2003

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:

Chuck Kozak

MCC Members:

Sandy Emerson

Ric Lohman

Paul Perkovic

Kathryn Slater-Carter

Karen Wilson

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 the Committee **Chair, Chuck Kozak**, at 650.728.8239 or at cgk@montara.com.

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. **Review of Agenda, Updates, Notices, Announcements and Discussion** (if not completed by 8:00 PM, this item will be continued to later in the meeting)
4. **Consent Agenda:** No Items
5. **ITEMS SET FOR A SPECIFIED TIME:** Items extending beyond set time limits will be continued to later in the meeting or to subsequent meetings. See addendum for project details
 - 5a. **PLN 2002-00560:** Rezoning from PAD/CD to RM-CZ/CD, construction of new residence, well & potential water main extension & hydrant installation- north side of Drake St. at Alta Vista Rd., Montara - APN(s): 036-171-080,110. Continued from 12/18/02. **8:00 PM – 30 minutes**
 - 5b. **PLN 2002-00812:** Minor subdivision, conversion of ag wells, construction of new single family residence and legalization of existing mobile home, at 300 San Juan Ave, El Granada. APN: 047-320-060. Continued from 11/20/02. **8:30 PM – 30 minutes**
 - 5c. **PLN2002-00548:** Lot Line Adjustment and CDX for 4 parcels at 452 Coronado Ave in Miramar. APN(s): 048-025-070, 190, 410, 420. **9:00 PM – 30 minutes**
 - 5d. **PLN2002-0000689:** Grading permit to remove illegally installed rip-rap and restore site at 380 Princeton Ave. in Princeton. APN(s): 047-024-150, 160, 170. **9:30 PM – 30 minutes**
6. **Selection of Planning & Zoning Committee Vice-Chair for 2003.**
7. **Discussion & Action:** Review past agendas for updates and discussion, distribute and review P&Z Committee charter, future agenda topics considering drainage problems.
8. **Any urgency items that arrived after the posting of this agenda.**
9. **Set future agendas and meeting dates.** Assignment of received applications for review, and discussion of other agenda items for future meetings. Consideration of a catch-up meeting for January 29, 2003. Our next regular meeting is scheduled for Wednesday, ***February 5, 2003.***

Project details: 01/15/03

5a. PLN 2002-00560: Rezoning from PAD/CD to RM-CZ/CD. then Coastal Development Permit and Resource Management Permit to construct a new 3,803 sq/ft, three floor single family dwelling with detached 576 sq/ft garage, drilling of domestic well & potential water main extension & fire hydrant installation on 1.6 acre parcel, located on the north side of Drake St. from Elm to Alta Vista Rd., then to Linda Vista Rd., Montara - **APN(s): 036-171-080,110**; for decision by Board of Supervisors.

Applicant: KYMCO	Owner: KYMCO	Planner: Gabrielle Hudson
Zoning: PAD / RM-CZ		Lot Size: 1.6 ac MOL
Lot Coverage: 4.4% (3,066 sq/ft)		Floor Area: 6.3% (4,379 sq/ft)
Setbacks (F/R/LS/RS): 50 / 73 / 24 / 105		Height: 33 ft. max, 24 – 27 at corners.

Note: This item was previously reviewed on April 1, 2002, November 20, 2002 and December 18, 2002. Continued review has been request by the county

5b. PLN 2002-00812: CDP, PAD permit and minor subdivision to divide 152.75 parcel into four parcels of 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 6,456 sq/ft new single family residence on the proposed 140 acre parcel (Parcel D) and legalization of existing mobile home as a temporary housing during construction, located at 300 San Juan Ave, El Granada. **APN: 047-320-060**

Owner/Applicant: Daniel Sterling	Planner: Miroo Brewer
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5c. PLN 2002-00548: Lot Line Adjustment and Coastal Development Permit Exemption for the reconfiguration of 3 undeveloped parcels and 1 developed parcel at 452 Coronado Ave in Miramar. **APN(s): 048-025-070, 190, 410, 420.**

Owner/Applicant: Shore Acres Partners	Planner: James Singleton
Existing Parcel Sizes: 8800, 13200, 11000, and 11,000 sq/ft.	
Proposed Parcel Sizes*: 10,000, 13,980, 10,010 and 10,010 sq/ft.	

* - to be verified

5d. PLN 2002-00689: Grading Permit to remove illegally installed rip-rap and restore site. **Coastal Development Permit will be issued by the Coastal Commission.** Project includes removal of 5,657 sq/ft concrete pad, 2,840 cu/yds of rip-rap and installation of 550 cu/yds of rip-rap to restore site. Located at 380 Princeton Avenue in Princeton. **APN(s): 047-024-150, 160, 170**

Owner: Chris Mickelson	Applicant: Kerry Burke	Planner: Miroo Brewer
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