

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, March 5, 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

Vice-Chair:

Karen Wilson

MCC Members:

Sandy Emerson

Ric Lohman

Paul Perkovic

Kathryn Slater-Carter

April Vargas

All members of the Committee may be emailed at p&z@lists.sanmateo.org. For any comments, questions, or 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 7:45 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 may be continued to later in the meeting or to subsequent meetings. See addendum for project details
 - 5a. PLN2001-00551:** Coastside Design Review (CDR) and Home Improvement Exemption (HIE) to allow a 225 sq/ft addition to an existing residence that encroaches into the side yard setback located at 254 Navarra Ave. in El Granada. APN 047-115-070. **7:45 PM – 15 minutes**
 - 5b. PLN2002-00562:** CDR and HIE to allow for bedroom and sunroom addition to extend 4 ft into the rear setback at 444 4th St. in Montara. APN 036-063-060. **8:00 PM – 20 minutes**
 - 5c. PLN2002-00576:** Coastal Development Permit (CDP), Zoning Non-Conformity Use Permit and Design Review to allow 52.3% FAR where 48% is required, to allow 34.8% lot coverage where 25% is required, and allow 92 sq/ft encroachment of 2nd story addition into left side yard setback at 98 San Lucas in Moss Beach. APN 037-275-130. **8:20 PM – 60 minutes**
 - 5d. PLN2003-00048:** Retroactive CDP for relocation of structure (Emergency CDP from 5/02) and proposed addition at 100 Beach St. in Moss Beach. APN 037-112-030. **9:20 PM – 20 minutes**
 - 5e. PLN2003-00053:** CDP to construct a turn-around as required by HMB Fire Protection District at the east end of 11th St. (at East Ave.) in Montara. APN 036-031-220. **9:40 PM – 20 minutes**
- 6. Discussion & Action:** Review LCP Update process, correspondence from Public Works, review past agendas for updates and discussion, and any continuations from item 3 above.
- 7. Any urgency items that arrived after the posting of this agenda.**
- 8. Set future agendas and meeting dates.** Discussion of projects referrals and agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **March 19, 2003.**