

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, March 19, 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. PLN1999-00333:** After-the-Fact Grading and Coastal Development Permits for grading and clearing of vegetation to improve Howells Street west of Sunshine Valley Road in Montara. APN 036-282-330 & 340. **7:45 PM – 60 minutes**
 - 5b. PLN2003-00062:** CDR for a new 2-car garage and new entry to existing legal nonconforming family dwelling at 184 4th St. in Montara. APN 036-048-160. **8:45 PM – 15 minutes**
 - 5c. PLN2003-00074:** Coastal Development Permit and Design Review a new pre-manufactured 2-unit duplex on a 5,000 s/f parcel on the east side of Coronado Ave between Isabella and Ave Cabrillo in El Granada. APN(s) 047-272-160 & 170. **9:00 PM – 30 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, ***April 2, 2003***.

Project details: 03/19/03

5a. PLN1999-00333: After-the-Fact Grading and Coastal Development Permits for grading and clearing of vegetation to improve Howells Street west of Sunshine Valley Road in Montara. APN 036-282-330 & 340.

Applicant: Linda Stark **Owner:** San Mateo County, Stark **Planner:** Sara Bortolussi

Project entails approx. 480 c/y of cut and 165 c/y of fill to improve approx. 180' of Howells St, including fire truck turnaround, drainage controls and storm water detention.

5b. PLN2003-00062: CDR for a new 2-car garage and new entry to existing legal nonconforming family dwelling at 184 4th St. (between Main and Highway 1) in Montara. APN 036-048-160.

Applicant: David Hirzel **Owner:** Katherine Rain **Planner:** Farhad Mortazavi

Zoning: R-1/S-17	Lot Size: 13,500 s/f
Existing Lot Coverage/FAR: 25.4% (3428 s/f)	Proposed: 30.8% (4161 s/f)
Existing Height: 16'	Proposed: Same
Setbacks: (F / R / LS / RS): 20' / 0' / 5' / 10'	

Note: Existing structure has 0' rear setback. No alteration or new construction is proposed on the nonconforming section.

5c. PLN2003-00074: Coastal Development Permit and Design Review a new pre-manufactured 2-unit duplex on a 5,000 s/f parcel on the east side of Coronado Ave between Isabella and Ave Cabrillo in El Granada. APN(s) 047-272-160 & 170.

Applicant: Jim Irizarry **Owner:** Same **Planner:** Sara Bortolussi

Zoning: R-3/S-3	Lot Size: 5000 s/f	Lot Coverage/FAR: 48% (2390 s/f)
Height: 15'	Setbacks: (F / R / LS / RS): 20' / 20' / 5' / 5'	