

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, April 30, 2003**

**7:30 PM at the MCC office at the HMB Airport**

**\*\* note different meeting location \*\***

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](mailto: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](mailto: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 Projects
- 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. PLN2002-00482:** Coastal Development Permit and Design Review for construction of a 322 s/f addition to an existing 2,236 s/f single family residence at 136 La Grande in Moss Beach. APN 037-258-190. **7:45 PM – 30 minutes**
  - 5b. PLN2003-00126:** Lot Line Adjustment and Coastal Development Permit Exemption between 4 parcels at 566 Miramar Drive (east of Highway 1) in Miramar. APN(s): 048-072-160, 170, 180 & 190. **8:20 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 meeting will be a joint Planning & Zoning/Public Works meeting on Wednesday, **May 7, 2003**. Our next regular meeting is scheduled for Wednesday, **May 21, 2003**.

**Project details: 04/30/03**

**5a. PLN2002-00482:** Coastal Development Permit and Design Review for construction of a 322 s/f addition to an existing 2,236 s/f single family residence at 136 La Grande in Moss Beach. APN 037-258-190.

**Applicant:** Jay H Howell

**Owner:** John Howell

**Planner:** Sara Bortolussi

**Zoning:** R-1/S-17/DR

**Parcel Size:** 5000 sq. ft.

**Existing Lot Coverage:** 1740 s/f (34.8%)

**Proposed:** No Change

**Existing FAR:** 44.72% (2,236 s/f)

**Proposed:** 51.16% (2,558 s/f)

**Existing Height:** 25.5'

**Proposed:** No Change

**Existing Setbacks:** F / R / LS / RS: 20 / 33 / 6 / 12

**Proposed:** No Change

**5b. PLN2003-00126:** Lot Line Adjustment and Coastal Development Permit Exemption between 4 parcels at 566 Miramar Drive (east of Highway 1) in Miramar. APN(s): 048-072-160, 170, 180 & 190.

**Applicant:** Tom Stevenson

**Owner:** Silverpoint LLC

**Planner:** James Singleton

**Zoning:** R-1/S-9/DR

**Existing Parcel Sizes:** 10,007, 10,033, 11,300, and 11,860 s/f

**Proposed Parcel Sizes:** 10,023, 10,003, 13,161, and 10,013 s/f