

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, July 2, 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. **PLN2003-00272:** Lot Line Adjustment and Coastal Development Exception for two parcels at 131 and 141 California Avenue in Princeton to create two conforming parcels of 5,173 s/f and 5,009 s/f. APN(s) 047-015-370 & 380. **7:45 PM – 15 minutes**
 - 5b. **PLN2003-00273:** Use Permit and Coastal Development Permit for construction of a new 4351 s/f 2-story industrial building on a 5009 s/f parcel at 141 California Avenue in Princeton. APN 047-015-380. **8:00 PM – 30 minutes**
 - 5c. **PLN2003-00274:** Use Permit and Coastal Development Permit for construction of a new 4,351 s/f 2-story industrial building on a 5,173 s/f parcel at 131 California Avenue in Princeton. APN 047-015-370. **8:30 PM – 30 minutes**
6. **Discussion & Action:** Further review of MCC comments for LCP Update process, site for new El Granada fire station, 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, **July 16, 2003**.

Project details: 07/02/03

5a. PLN2003-00272: Lot Line Adjustment and Coastal Development Exception for two parcels at 131 and 141 California Avenue in Princeton to create two conforming parcels of 5,173 s/f and 5,009 s/f. APN(s) 047-015-370 & 380.

Applicant: Dennis Doherty **Owner:** Shore Acres Partners **Planner:** James Singleton
Zoning: W/AO/DR
Existing Parcel Sizes: 3,404 and 6,778 s/f
Proposed Parcel Sizes: 5,009 and 5,173 s/f

5b. PLN2003-00273: Use Permit and Coastal Development Permit for construction of a new 4,351 s/f 2-story industrial building on a 5,009 s/f parcel at 141 California Avenue in Princeton. APN 047-015-380.

Applicant: Dennis Doherty **Owner:** Shore Acres Partners **Planner:** James Singleton
Zoning: W/AO/DR **Parcel Size:** 5,009 sq. ft. **Lot Coverage:** 53% (2,654 s/f)
Bldg Area: 4,351 s/f **Height:** 33.5' **Setbacks:** F / R / LS / RS: 8 / 0 / 24.5 / .5

5c. PLN2003-00274: Use Permit and Coastal Development Permit for construction of a new 4,351 s/f 2-story industrial building on a 5,173 s/f parcel at 131 California Avenue in Princeton. APN 047-015-370.

Applicant: Dennis Doherty **Owner:** Shore Acres Partners **Planner:** James Singleton
Zoning: W/AO/DR **Parcel Size:** 5,173 sq. ft. **Lot Coverage:** 51.3% (2,654 s/f)
Bldg Area: 4,351 s/f **Height:** 33.5' **Setbacks:** F / R / LS / RS: 8 / 0 / 24.5 / .5