

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 6, 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:

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: See addendum for project details

4a. PLN2003-006318: Coastal Development Exemption to legalize creation of a 1264 s/f loft office for agricultural operations within existing 4,000 s/f barn on a 320 ac parcel at 21 Purisima Way south of El Granada. APN 047-340-210.

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. PLN2001-00631: Revised Use Permit and Coastal Development Permit for construction of a new 1,576 s/f 2-story residence on a 3,417 s/f parcel at 431 Sonora Avenue in El Granada. APN 047-062-170. Originally reviewed 11/07/01. **7:45 PM – 30 minutes**

5b. PLN2003-00118: Coastal Development Permit for construction of a 50 s/f addition to existing 741 s/f pizza parlor on a 500 s/f parcel at 65 Avenue Alhambra in El Granada. Relocation of bathrooms to addition and increase of customer seating from 12 to 16. APN 047-091-210. **8:15 PM – 30 minutes**

5c. PLN2003-00282: Coastal Development Permit and Coastside Design Review to construct significant modifications to approved plans (PLN1999-00090) including enlarging the lower level garage, modifications to front entry, modifications to exterior materials and some doors and windows of a new 4,351 s/f 2-story residence on a 5,173 s/f parcel at 123 7th St. in Montara. APN 036-057-230. Last reviewed 12/20/00. **9:00 PM – 45 minutes**

5d. PLN2003-00309: Use Permit Amendment and Coastal Development Permit to allow modifications to the Montara Sanitary District Offices by intensifying the uses within the existing 2946 s/f 2-story building on a 5.18 ac parcel at 8888 Cabrillo Hwy. in Montara. APN 036-310-010. **9:45 PM – 15 minutes**

6. **Discussion & Action:** Further review of MCC comments for LCP Update process, tree removals and thinning for fire, correspondence from Public Works, review past agendas for updates and discussion, review projects for future agendas 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, *August 20, 2003*.