

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, August 20, 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 Vargus

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. PLN2003-00282: 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. **7:45 PM – 45 minutes**

5b. PLN2003-00323: Coastal Development Permit for a 100 linear foot sea wall for commercial use (boat parking and fish house) at 230 Princeton Ave. in Princeton. APN(s) 047-037-300, 350, 360 & 450. **8:30 PM – 30 minutes**

5c. PLN2003-00370: Fence Height Exception for a six foot high fence in the front yard area on the south side of 8th St. between Farallone and East. APN 036-023-050. **9:00 – 15 minutes.**

5d. PLN2003-00379: Amendment to Use Permit and Coastal Development Permit to allow a 816 s/f conference meeting room facility, 1,500 s/f support facilities and an 1,170 s/f roof top patio in a 2,428 s/f building as second stage of residential, conference center and B&B development on a 8.9 ac parcel at 333 Cypress St. in Moss Beach. APN(s) 037-200-110, 160 & 170. **9:15 PM – 45 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, any continuations from item 3 above and 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, **September 3, 2003.**

Project details: 08/20/03

5a. PLN2003-00282: Revised revisions for a Coastal Development Permit and Coastsides 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 5,000 s/f parcel at 123 7th St. in Montara. APN 036-057-230.

Applicant: Douglas Snow	Owner: James Montalbano	Planner: Sara Bortolussi
Zoning: R-1/S-17/DR/CD	Parcel Size: 5,000 s/f	Lot Coverage: 1750 s/f (35%)
FAR: 50.4 (2,519 s/f)*	Height: tbd	Setbacks: 20.5 / 23.2 / 3.4 / 5.6

* to be verified ...

5b. PLN2003-00323: Coastal Development Permit for a 100 linear foot sea wall for commercial use (boat parking and fish house) at 230 Princeton Ave. in Princeton. APN(s) 047-037-300, 350, 360 & 450.

Applicant: Sigma Prime Geosciences	Owner: Ronald Karp	Planner: Gabrielle Rowan
Zoning: W/DR	Parcel Size: 10,000 sq. ft.	Lot Coverage: na
Bldg Area: na	Height: na	Setbacks: na

5c. PLN2003-00370: Fence Height Exception for a six foot high fence in the front yard area of an undeveloped parcel on the south side of 8th St. between Farallone and East. APN 036-023-050.

Applicant: Kathy & Vic Abadie	Owner: Same	Planner: Dave Holbrook
Zoning: R-1/S-7/DR	Parcel Size: 6,000 sq. ft.	

5d. PLN2003-00379: Amendment to Use Permit and Coastal Development Permit to allow a 816 s/f conference meeting room facility, 1,500 s/f support facilities and an 1,170 s/f roof top patio in a 2,428 s/f building with 35 parking spaces as second stage of residential, conference center and B&B development on a 8.9 ac parcel at 333 Cypress St. in Moss Beach. APN(s) 037-200-110, 160 & 170.

Applicant: Randy & Sharon Dardenelle	Owner: Same	Planner: Sara Bortolussi
Zoning: RM-CZ/DR	Parcel Size: 8.9 ac	Lot Coverage: tbd
Bldg Area: tbd	Height: 24' 8"	Setbacks: tbd