

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, October 1, 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: 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. PLN2001-00674: Coastal Development Permit, Grading Exemption, and Categorical Exemption for road improvements and to extend and install new underground utilities (sewer, water, phone, gas, cable TV) within the Public ROW of Cortez Avenue from The Crossways to approx. 480 ft. east of 6th Avenue in Miramar. APN 000-000-017. Reviewed 12/05/01. **7:45 PM – 30 minutes**

5b. PLN2003-00386 & 388: Preliminary Review of applications for (PLN2003-00386) Re-Zoning, General plan Amendment and Coastal Development Permit to rezone parcels from R-1/S-94 to CCR to allow additional restaurant and beach parking and (PLN2003-00388) Use Permit Amendment, Coastal Development Permit and Coastsides Design Review to allow an addition to existing restaurant for a 2,575 s/f outdoor seating area and a 115 s/f storage room, and off-street exception to allow tandem valet parking for restaurant parking at 131 Mirada Road in Miramar. APN(s) 048-013-110, 120,150, 750, 760 & 770. **8:15 PM – 45 minutes**

5c. PLN2003-00426: Coastal Development Permit, Home Improvement Exemption and Coastal Design Review for a 1,033 s/f addition, including new 212 s/f carport with a 209 s/f encroachment into rear and side yard setbacks on a 5,000 s/f parcel at 1265 East Ave. in Montara. APN 036-063-010.
9:00 PM – 30 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.

7. Set future agendas and meeting dates. Discussion of projects referrals and agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **October 15, 2003**.

Project details: 10/01/03

5a. PLN2001-00674: Coastal Development Permit, Grading Exemption, and Categorical Exemption for road improvements and to extend and install new underground utilities (sewer, water, phone, gas, cable TV) within the Public Right-of-Way of Cortez Avenue from The Crossways to approximately 480 ft. east of 6th Avenue in Miramar. APN 000-000-017.

Applicant: Dennis Doherty **Owner:** San Mateo County **Planner:** Olivia Sun

5b. PLN2003-00386 & 388: Preliminary Review of applications for (PLN2003-00386) Re-Zoning, General plan Amendment and Coastal Development Permit to rezone parcels from R-1/S-94 to CCR to allow additional restaurant and beach parking and (PLN2003-00388) Use Permit Amendment, Coastal Development Permit and Coastsides Design Review to allow an addition to existing restaurant for a 2,575 s/f outdoor seating area and a 115 s/f storage room, and off-street exception to allow tandem valet parking for restaurant parking at 131 Mirada Road in Miramar. APN(s) 048-013-110, 120,150, 750, 760 & 770.

Applicant: Douglas Snow **Owner:** Mark Jampus **Planner:** Gabrielle Rowan

Purpose of review to determine what plans and further information are needed to continue, and for initial consideration of the requested rezoning and change of use.

5c. PLN2003-00426: Coastal Development Permit, Home Improvement Exemption and Coastal Design Review for a 1,033 s/f addition, including new 212 s/f carport with a 209 s/f encroachment into rear and side yard setbacks on a 5,000 s/f parcel at 1265 East Ave. in Montara. APN 036-063-010.

Applicant: Jay Serrao	Owner: David & Lisa Gilmour	Planner: Farhad Mortazavi
Zoning: R-1/S-7/DR	Parcel Size: 5,000 s/f	
Existing Lot Coverage: tbd	Proposed: 1695 s/f (33.9%)	
Existing FAR: 1633 s/f (32.7%)	Proposed: 2530 s/f (50.6%)	
Existing Height: ~ 14.5'	Proposed: 26' 3"	
Existing Setbacks: tbd	Proposed: F: 24, LS: 5, RS:10, R: 9	