

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, November 5, 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:

Vice-Chair:

MCC Members:

Chuck Kozak

Karen Wilson

Ric Lohman

Kathryn Slater-Carter

Paul Perkovic

April Vargas

All members of the MCC P&Z Committee may be emailed at p&z@lists.sanmateo.org.
For any comments, questions, review of materials or for 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 will be continued to later in the meeting or to subsequent meetings. See addendum for project details
 - 5a. PLN2000-00812:** Coastal Development Permit, PAD Permit & Minor subdivision to subdivide a 152.89 acre parcel with two density credits into 2 parcels of 4.79 acres and 148.1 acres, conversion of 3 agricultural wells, construction of new 6,456 s/f single family residence on the 148.1 acre parcel, and legalization of existing mobile home as temporary housing during construction, at 300 San Juan Ave, El Granada. APN: 047-320-060. Last reviewed 01/05/03.
7:45 PM – 1 hour
 - 5b.** Review of presentation and materials for 11/12/03 SMCo Planning Commission hearing on Task 4 (Evaluation of the Annual Residential Growth Rate) of the Local Coastal Program (LCP) Update. MidCoast Community Council comments on the LCP Update tasks can be found at <http://mcc.sanmateo.org>. **8:45 PM – 45 minutes**
- 6. Discussion & Action:** Scope and direction for the P&Z Committee through the end of the year, further review of tree removals and thinning for fire, correspondence and coordination with Public Works, review past agendas for updates and discussion, review projects for future agendas, 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.** Assignment of received applications for review, and discussion of other agenda items for future meetings. Our next regular meeting is scheduled for Wednesday, **November 19, 2003**.

Project details: 11/05/03

5a. PLN 2000-00812: Coastal Development Permit, PAD Permit & Minor subdivision to subdivide a 152.89 acre parcel with two density credits into 2 parcels of 4.79 acres and 148.1 acres, conversion of 3 agricultural wells, construction of new 6,456 s/f single family residence on the 148.1 acre parcel, and legalization of existing mobile home as temporary housing during construction, at 300 San Juan Ave, El Granada. **APN: 047-320-060.**

Owner: Daniel Sterling

Applicant: Roger Owen

Planner: Sara Bortolussi

Zoning: PAD

Parcel Size: 152.89 ac.

Proposed Parcel Sizes: 148.1 & 4.79 acres