

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, December 17, 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:

Karen Wilson

MCC Members:

Sara Bassler

Charlie Gardner

Howard Lieberman

Paul Perkovic

Community Members:

Chuck Kozak

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, Karen Wilson**, at 650.728.8239 or at montara100@comcast.net.

- 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. 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.
7:45 PM – 45 minutes
 - 5b. PLN2002-00455:** Coastal Development Permit to install storm drain system & repair swale erosion and Coastsides Design Review for a new 5,926 s/f single-family residence on a ~25,051 s/f lot at 888 Ocean Blvd (northwest side of street between Madrone and San Lucas) in Moss Beach. APN(s) 037-271-010,020, & 030. **8:30 PM – 45 minutes**
- 6. Discussion & Action:** Review and recommendation on Coastsides Design Review Hearing Exemption qualification & process, scope and direction for the P&Z Committee through the end of the year, review of tree removals, 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, *January 7, 2004*.

Project details: 12/17/03

5a. 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

5b. PLN2002-00455: Coastal Development Permit to install storm drain system & repair swale erosion and Coastsides Design Review for a new 5,926 s/f single-family residence on a ~25,051 s/f lot at 888 Ocean Blvd (northwest side of street between Madrone and San Lucas) in Moss Beach. APN(s) 037-271-010,020, & 030.

Applicant: David Rivard	Owner: Steel Reinforcing, Inc	Planner: China Osborn
Zoning: R1/S-10/DR/GH		Parcel Size: ~ 25,051 s/f
Lot Coverage: 32.4% (8114.2 s/f)		Bldg Area: 23.7% (5,926 s/f)
Height: 24' 8"		Setbacks: To Be Determined