

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, Jan. 16, 2002 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	Chair: Karen Wilson MCC Members: Sandy Emerson Chuck Kozak Ric Lohman Paul Perkovic Kathryn Slater-Carter Community Members: Dennis Doherty
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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, please contact the **Chair, Karen Wilson**, at 650.728.3292 (home) – montara100@home.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. Updates, Notices and Announcements

4. Review of Agenda

REGULAR AGENDA: Details of items may be found in the supplied addendum.

5. Consent Items: none

6. **Continued / Resubmitted Items:** see addendum. Estimated start time 7:40 PM.

7. **Special Considerations & Pre-Application Review:** see addendum. Estimated start time 9:30 PM.

8. **New Applications:** see addendum. Estimated start time 10:00 PM.

9. **Any emergency items that arrived after the posting of this agenda.**

10. **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 30, 2002.

Details of Continued/Resubmitted Items for 1/16/02

6a. PLN1999-00873: Renewal of Use Permit for continued work space and office, commercial studio, meeting facility and training studio in a 2-story building on a 12,525 sq. ft. parcel at **Location:** 415 Mirada Road (between Medio Ave. and Arroyo de en Medio) in Miramar. APN 048-015-090, 110 & 190.

Owner: James Powers Applicant: Same County planner: Gabrielle Hudson
Zoning: CCR/DR Parcel Size: 12,525 sq. ft.

6b. PLN2000-00307: Planned Agricultural Permit and Coastal Development Permit for a new 7,186 sf. single-family residence with a detached 1008 sf. garage and tennis court on a 1.89 ac. parcel at **Location:** 1435 Audubon St. in Montara. APN 036-310-040.

Zoning: PAD Parcel Size: 1.89 ac (82,500 sf.)
Lot Coverage: 5003 sf. (6%) FAR: 9.9% Height: 33'
Setbacks (F/R/S/S): 75/94/42.5/20

6c. PLN2001-00251: CDP for a domestic well on a undeveloped 5000 sq. ft. parcel within GH overlay **Location:** Corner of Park Lane and Madrone Ave. (NW side of intersection), Moss Beach. . APN 037-259-260

Owner: Barabara Kang Applicant: James Wilkinson County planner: Chris Magnusson
Zoning: R-1/S-17/DR/GH Parcel Size: 5000 sq. ft.

6d. PLN2001-00255: Coastal Development Permit and Resource Management-Coastal Zone Permit to construct 1st and 2nd story additions for a new family room, 2 bedrooms, 2 bathrooms and expansion of existing living room, new 2-car detached garage, enlargement of exterior decks, and new sewer connection on a 267,937 sq. ft. (6.151 ac) parcel adjacent to San Vicente Creek
Location: 1 Terrace Ave. in Moss Beach. APN 037-200-140.

Owner: Patrick & Elizabeth Murphy Applicant: Raymundo Stauber, Sinclair Architecture
County planner: Mike Schaller

Zoning: RM/CZ Parcel Size: 267,937 sq. ft. (6.151 ac) Existing Lot Coverage: 3070 sq. ft.
Proposed: 5374 sq. ft. Existing House Size: 3,314 sq. ft. Proposed: 6,481 sq. ft.
Existing Height: 30' Proposed: Same Setbacks:* F / R / LS / RS: 145 / 116 / 187 / 397
Proposed:* 116 / 116 / 154 / 397

* Setbacks are measured from property line, and do not indicate the required setbacks from San Vicente Creek.

6e. PLN2001-00507: Coastal Development Exemption and Use Permit for construction of a new 2274 sq. ft. 2-story mixed use (boat storage on main floor, residential unit above) with building on a 3500 sq. ft. parcel
Location: North side of Princeton Ave. between Columbia and Broadway in Princeton.
APN 047-023-210

Owner: John Kroll Applicant: Same County planner: Miroo Brewer

Zoning: CCR/DR Parcel Size: 3500 sq. ft.
Lot Coverage: 1666 sq. ft. (47.6%) FAR (Actual): 65%
Height: 28' Setbacks: F / R / LS / RS: 26 / 0 / 8.5 / 3.5

6f. PLN2001-00522: Home Improvement Exemption, Coastside Design Review and Coastal Development Permit to allow a 60% FAR where maximum 50% is permitted for a 99 sq. ft. addition to an existing non-conforming 3 floor 2940 sq. ft. residence on a 5000 sq. ft. lot
Location: 511 4th St. in Montara. APN 036-065-120.

Owner: Collin Gordon Applicant: Turner Construction County planner: Gabrielle Hudson

Zoning: R-1/S-17/DR Parcel Size: 5000 sq. ft.
Existing Lot Coverage: 1915 sq. ft. (38%) Proposed: 1771 sq. ft. (35%)
Existing Actual FAR: 58.8% Proposed: 60%
Existing Height: 28' averaged (29.9 max) Proposed: 28' averaged (30.5 max)
Setbacks: F / R / LS / RS: 24.4 / 20 / 5 / 5 Proposed: 24.4 / 22 / 5 / 5

Details of Special Consideration Items for 1/16/02

7a. PLN1999-00082: Review Negative Declaration Report

Owner: Robert Russi Applicant: Wayne & Jill Implink
Planner: Lily Toy
Zoning: COSC Parcel size: .83 acre parcel
Description: Review and Approve, Change or Deny letter of response:
(1) Construct a new 3,324 sq. ft. single-family residence;
(2) legalize a 0.83 acre parcel: and
(3) drill a maximum of three test wells for one domestic well on the project parcel site
located on the south side of Avenue Alhambra at Coronado Street in El Granada,
The parcel is in the Community Open Space Conservation (COSC) Zoning District.

Details of New Applications for 1/16/02

8a. PLN2001-00472: Coastside Design Review and parcel merger to allow a new 2-story, 2994 sq. ft. single-family home.

Location: South side of Irving Street, 100 ft. west of Hill Street, Montara APN: 036-113-410

Owner: Aaron Lingemann Applicant: Tom Bruce County planner: Lilly Toy

Zoning: R-1/S-17/DR Parcel Size: 6000 sq. ft. Lot Coverage: 30% * (1800 sq. ft.)
FAR: 49.67% * (3376 sq., ft. with 400 sq. ft. garage credit) Actual FAR: 56.27% *
Setbacks: F / R / LS / RS: 24 / 20 / 5 / 10 .

* - to be verified