Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038 Serving 12,000 residents

Agenda for Wednesday, Jan. 30, 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
Vice Chair Paul Perkovic
MCC Members: Sandy Emerson
Chuck Kozak

Ric Lohman Kathryn Slater-Carter

Community Members: Dennis Doherty

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 8:30 PM.
- **8. New Applications:** see addendum. Estimated start time 9:15 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, *February 6*, 2002.

Details of Continued/Resubmitted Items for 1/30/02

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. 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.

6c.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

Details of Special Consideration Items for 1/30/02

No Items

Details of New Applications for 1/30/02

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

8b. PLN 2001-00624: Coastal Development Permit Exemption and Coastside Design review to construct a new 3,166 sq. ft. residence with an attached garage located between 523 and 539 El Granada Boulevard in Unincorporated El Granada area of San Mateo County. **APN 047-152-370**

Owner: KYMCO Applicant KYMCO, INC Planner: Lily Toy
Zoning: R-1/S-17/DR Parcel Size: 6924 sq.ft. Lot Coverage: 28.5%
FAR: 46% (3298 plus 400 garage credit = 3698 covered area) Actual FAR 53%

8c. PLN 2001-00643: Coastal Development Exemption and Coastside Design Review to construct a 1,525 Square foot addition to an existing **1218 - (400 s.q. ft garage)** residence. (Addition exceeds 50% of the existing Floor area, therefore as per CEQA requires a negative declaration/initial study) **APN: 047-095-150**

Owner: Exposito, Douglas Applicant: Same Planner: Lilly Toy Zoning R-1/S-17/DR Parcel Size: 5,500

Lot Coverage existing: 29% Lot Coverage proposed: 34.9% FAR Existing: 29% Proposed FAR: 49.% Actual Proposed FAR: 57%

Proposed final structure: 3143 sq ft.