

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, Feb 06, 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

April Vargas

Kathryn Slater-Carter

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

P&Z agendas and other materials available online at: <http://mcc.sanmateo.org/pandz.html>

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: No Items.

7. Special Considerations & Pre-Application Review: see addendum. Estimated start time 7:45 PM.

8. New Applications: see addendum. Estimated start time 8:30 PM.

9. Discussion: Domestic water wells in the MidCoast

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

11. 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 20, 2002*.

Details of Special Consideration Items for 2/06/02

- 7a.** PLN2001-00300: Coastal Development permit, Subdivision and Grading Permit to create 3 parcels in R-1/S-13 district, including well permit. 22 Acres of Vacant land off West Point Ave. at Pillar Point north of Tracking Station.
Owner: Pillar Point Preservation Partners Applicant: John Boggs Planner: Miroo Brewer
Zoning: R-1/S-13
Proposed Parcel sizes: 5.34 ac, 6.13 ac, 5.58 ac,
4.4 ac excluded for open space easement,
.55 ac misc. exclusions for parcel access etc.

Continuation of a series of multiple hearings to review new documentation and input on proposal; to further identify issues, questions and future concerns. No final decision or recommendation to be reached at this hearing.

Details of New Applications for 2/06/02

- 8a.** **PLN2001-00211:** Well Permit, Application Coastal Development Permit and Negative Declaration for the Subdivision of an 8.55 ac. parcel, as specified in earlier application SMN93-0007), to create two new parcels A & B with modifications from earlier approved Master Land Division Plan,
Location: 40 Afar Way (immediately east of East Avenue above 12th - 15th Streets) in Montara. APN 036-310-140.

Zoning: PAD Parcel Size: 8.55 ac. Proposed Parcel Sizes: 3.84 & 4.71 ac.

- 8b.** **PLN2001-00556:** Emergency Permit/Coastal Development Permit for a ~200 ft. long, ~30 ft. high rip-rap seawall adjacent to the Fitzgerald
Location: Marine Reserve at 100 Beach St. in Moss Beach. **APN** 037-112-030, 110 & 120.

Owner: David Childers Applicant: Same Planner: Chris Magnusson
Zoning: R-1/S-17/DR/CD Parcel size: .5 acre

Seawall to be constructed in accordance with the provisions in Sections 72-1.01 through 72-2.03, (Slope Protection), Class 4T, of Caltrans Standard Specifications

- 8c.** **PLN2001-00705:** Coastal Development Permit and Design Review for a new 5-unit **Apartment Building.** Two floors with basement garage (9 spaces) Structure.
Location: 516 Ave Alhambra **APN** 047-204-020

Owner: Gordon Wise Applicant: Maxwell Beaumont Planner: Chris Magnusson
Zoning: C1/S-3/DR Parcel Size: 7732.5sq.ft. Lot Coverage: 41.5%
FAR: 97% impervious footprint (986sq.ft.) 13%
Setbacks: F / R / LS / RS: 20 / 20 / 5 / 2

8d. PLN 2001-00746: Resource Management Permit and Coastal Development Permit Exemption to construct a play structure resembling light house in rear yard 13' height, one floor
Existing Structure 2300 Proposed addition 144 Total 2444 sq.ft.
Location: 864 Cedar St. **APN:** 036-132-290

Owner: Ann Mahon Applicant Ann Mahon Planner: G. Hudson
Zoning: R-1/S-17/DR Parcel Size: 7464 sq.ft.
Proposed Lot Coverage: 33%
FAR: 46% (3298 plus 400 garage credit = 3698 covered area) Actual FAR 53%

8e. PLN 2001-00833: HIE, CDP and DR for addition to the 2nd story and 1st floor master bedroom.
Plus remodel to kitchen, bathroom, closet, office, relocation of entry. 048-064-220
Location: 1170 Harte, Montara **APN** 036-259-140

Owner: Joseph Quirk Applicant: Same Planner: G. Hudson
Zoning R-1/S-17/DR Parcel Size: *TBD
Lot Coverage existing *TBD Lot Coverage proposed *TBD
FAR Existing*TBD Proposed FAR *TBD Actual Proposed FAR *TBD

*TO BE DETERMINED – a revised addition will be posted, Monday according to information needed from planner, and time restraints require this to be reviewed ASAP.

9a. Details of Discussion Items: Concerns about lack of analysis regarding effects of unregulated drilling of domestic water wells in the MidCoast