

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, Feb 20, 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: see addendum

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, *March 06, 2002*.

Details of Consent Items:

- 5a. 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. Addition is 836.50 sq/ft and a 245.3 sq/ft deck will be demolished. 048-064-220

540 Hermosa, Mira Mar APN 048-064-220

Owner: Joseph Quirk Applicant: Same Planner: G. Hudson

Zoning R-1/S-17/DR Parcel Size: 6408 sq/ft

Lot Coverage Existing: Lot Coverage Proposed: 28%

FAR Existing Proposed FAR: 48%

This plan was reviewed 2-6-02 by the Planning and Zoning committee, however due to my error on the agenda it is being re-posted for proper notification and public comment. The HIE is for a 19 sq/ft section of an addition into the 10 ft. set back. The current home has a 6.6' set back where 10 feet are required. Proposed addition is 3'4" x 5'6" on side of existing structure (the committee found this to be an acceptable HIE, given that it is very small)

Details of Continued Items:

- 6a. PLN2001-00705:** Coastal Development Permit and Design Review for a new 5-unit **Apartment Building**. Two floors with basement garage (9 spaces), height 27'.6" where 36' allowed.

Location: 516 Ave Alhambra, El Granada **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% (7740 sq/ft)

FAR: 97% (7503 sq/ft)

Setbacks: F / R / LS / RS: 20 / 20 / 5 / 2

Details of Special Consideration Items for 02/20/02

- 7a. PLN 2001-00300:** 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 02/20/02

8a. PLN2001-00405: Coastal Development Permit and After-the Fact tree removal permit to remove approximately 50 trees (tree's removed for perk test) The corner of Alta Vista and Drake, Montara APN036-171-080

Owner: Coast Wholesale Florists Inc. Applicant: KYMCO Planner: Adam Gilbert
Zoning: PAD Parcel Size 1.25 acres

8b. PLN2001-00470: Coastal Development Permit Exemption and Coastal Design Review for construction of a 3164 sq. ft. single family residence including attached garage on a 6,236 sq. ft. parcel at 539 El Granada Blvd. in El Granada. APN 047-152-380.

Owner: KYMCO Applicant KYMCO, INC Planner: Lily Toy
Zoning: R-1/S-17/DR Parcel Size: 6.326 sq. ft. Lot Coverage: 30.3%
Actual FAR: 50.7% Height: 26.9 ft. (Averaged: 38.14 ft. max.)
Setbacks (F / R / LS / RS): 22.76' / 32' / 8' / 7'

8c. PLN 2001-00624: Coastal Development Permit Exemption and Coastsides 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

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%

8d. PLN 200100562: Coastal Development Permit for a domestic well on a sub-standard parcel west of Cabrillo Highway 160 Marine Blvd. near the corner of Cabrillo Hwy & Cortez Ave, Miramar APN 048-035-020

Owner: Merrilees, Neil Applicant Merrilees, Jennifer Planner: James Singleton
Zoning: R-1/S-9/DR/CD Lot Size 4000 sq. ft.
Flat Vacant Land

8e. PLN 2002-00024: Coastal Development Permit Exemption and Resource Management Permit to construct a 1,406.7 sq/ft addition to existing residence 1170 Harte st. Montara 036-259-140

Owner: Carol Fields Applicant Eric Jacobsen Planner Adam Gilbert
Zoning: RM/CZ/DR/CD Parcel Size: 23,524 sq/ft
Existing FAR 11% Proposed Finished FAR: 18%
Existing LC: 21% Proposed LC: 21%

9a. Details of Discussion Items:

Comments to be forward to the Mid-Coast Community Council regarding the lack of analysis regarding effects of unregulated drilling of domestic water wells in the MidCoast