

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, March 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 or at p&z@lists.sanmateo.org. 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: see addendum. Estimated start time 7:45 PM.

7. Special Considerations & Pre-Application Review: see addendum. Estimated start time 8:45 PM.

8. New Applications: see addendum. Estimated start time 9:30 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 20, 2002**.

Details of Consent Items for 03/06/02:

- 5a. PLN2001-00594:** Coastal Development Permit for the installation of three additional play structures to an existing park (The Moss Beach Park)
Location: Etheldore St. and Virginia Ave. in Moss Beach. APN(s) 037-142-010 & 020.
Owner: William Hill Applicant: William Hill, CP&R, Inc. Planner: James Singleton
Zoning: R-1/S-17/DR Parcel Size: approx. 30,000 sq/ft Lot Coverage: na

Analysis: Property is an existing developed community park and active play area with strong community support. New structures would be a teeter-totter, a track slide, and a tire swing. The creek that runs along side the south side of the property is fenced off and secured from any intrusion of park activity. As the organization (Coastside Preservation & Recreation, Inc.) is a non-profit and provides at no-charge the only active park service to the Moss Beach Community, the County has agreed to waive processing fees for the permits.

Recommendation: The P&Z Committee recommends approval of the project as submitted.

Details of Continued Items for 03/06/02:

- 6a. 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

- 6b. 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'

- 6c. 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
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%

6d. PLN2001-00507: Revised plans submitted by the applicant for: 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 03/06/02:

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 03/06/02:

8a. PLN 2001-00746: Resource Management Permit and Coastal Development Permit Exemption to construct a 12 x 12 accessory structure, resembling a Light House in the rear yard, 19' in height, to replace an existing shed structure. Certificate of Exemption #2001-00746 has already been obtained or approved.
Location: 864 Cedar St. Montara **APN:** 036-132-290
Owner: Mahon, Ann Applicant Mahon, Ann Planner: G. Hudson
Zoning: RM - CZ Lot Size 7464 sq/ft
Proposed FAR 144 sq/ft Existing 2700 sq/ft residence

9a. Details of Discussion Items: 03/06/02

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