

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, March 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 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: no items.

6. Continued / Resubmitted Items: see addendum. Estimated start time 7:45 PM.

7. Special Considerations & Pre-Application Review: No items

8. New Applications: see addendum. Estimated start time 8:15 PM.

9. Discussion & Action: Domestic water wells in the MidCoast & View Obstruction of Pillar Point RV Lot.

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, **April 3, 2002**.

Details of Consent Items: no items

Details of Continued Items for 03/20/02:

- 6a. PLN2001-00189:** Coastal Development Permit, Coastside Design Review and Amendment to Existing Use Permit # USE 92-0013 for a new 3-story, 12,151 sq. ft. building for a 12 unit addition to existing Bed & Breakfast facility with 6 covered and 9 uncovered parking spaces on a 21,000 sf. parcel at the south-east corner of Princeton & Columbia Avenues in Princeton. APN(s) 047-024-330, 340, 350, 360, 370, 380, 390 & 400.

On, March 7, 2002, the Zoning Hearing Officer considered a request for a CDP, Use Permit and DR, to allow construction of a new three-story, 11,900 sq/ft, 12-unit hotel on a 12,500 sq/ft parcel located on Princeton Avenue. This project is appeal able to the California Coastal Commission. This item is continued from the February 21, 2002, Zoning Hearing Officer Meeting to March 21, 2002, in order to allow for addition information and feedback.

Owner: Chris Mickelson	Applicant Fred Herring	Planner: Miroo Brewer
Lot Coverage: 5344 sq. ft. (25.4%)		FAR: 58% *
Height: 32'	Setbacks: F - .33', R - 3/103**, LS - 5', RS - 68'	

* For information only.
 ** "T-shaped" lot results in different rear setback measurements

Details of Special Consideration Items for 03/20/02: no items

Details of New Applications: 03/20/02:

- 8a. PLN 2001-00448:** CDP for a domestic well and power pole on a substandard 2,749 sq/ft parcel. **Location:** The Alameda between Isabella and Santa Maria in El Granada. **APN: 047-273-200**
 Owner: Phelps, Rodney Applicant: Same Planner: O.Sun
 Zoning: R-1/S-17

- 8b. PLN 2001-00691:** Coastal Development Permit Exemption and Coastside Design Review to construct a 263 sq/ft addition to the second story of an existing legal non-conforming residence on a 5000 sq/ft parcel.
Location: 421 7th Street, Montara **APN:** 036-091-110
 Owner: Jenkins, Bruce/Martha Applicant: Anne Gustin Planner: F. Mortazavi
 Zoning: R-1/S-17 Lot Size 5000 sq/ft
 Existing FAR 52.6% (2632 sq/ft) Proposed FAR58 % (2895 sq/ft)
 Existing Lot Coverage 37.4% (1872sq/ft inc. covered entry)
 Proposed Lot Coverage: Same

8c. PLN 2002-00049: Revise use Permit to change use of existing structures from dry-storage to marine-related trades and indoor retail sales, rental and repair shops add bathroom in 3 buildings: connect buildings to water and sewer:(1-1500 sq/ft, 1-1020 sq/ft, 1260 sq/ft buildings)

Location: 313 Princeton Ave

APN: 047-023-420

Owner: Baldwin, Donald

Applicant: same

Planner J. Singleton

Zoning: CCR/DR

Lot Size: 7000 sq/ft

Existing FAR 54% No Change

Existing LC 54% No Change

Height 16'

8d. PLN 2002-000: Application for a CDP for a well on a substandard 4000 sq/ft lot.

Location: North Side of East Street, 40 feet West of East Street in Montara

APN: 036-021-020

Owner: Helen Carey

Applicant: Burke

Zoning R1/S17

Lot Size 4000 sq/ft

Details of Discussion & Action Items: 03/20/02

- 9a.** 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.
- 9b.** Draft for MidCoast Community Council of Letter to City to Half Moon Bay concerning obstruction of views in El Granada by landscaping at the Pillar Point RV Lot.