

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, April 3, 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](mailto: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](mailto:p&z@lists.sanmateo.org).  
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### **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 8:45 PM.

**9. Discussion & Action:** 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, *April 17, 2002*.

**Details of Consent Items: no items**

**Details of Continued Items for 04/03/02:**

**6a. PLN 1999-00947:** Lot merger, Coastal Development Exemption and Coastside Design Review for a new two-story single-family home

**Location:** at the corner of Sunshine Valley Rd. and Hawthorne in Montara (APN 036-283-180&190):

**Originally presented as:**

Zoning: R-1/S-17/DR/CD Parcel/Lot Size: 6860 sq/ft  
Lot Coverage: 2076 sq/ft (30.3%) Floor Area: 3390 sq/ft - (FAR 43.6% after allowance)  
Height: 28' Setbacks (F/R/S/S): 20/40/5/10

**Re-submitted data:**

Zoning: R-1/S-17/DR/CD Parcel/Lot size: 6767.30  
Lot Coverage: 2368.55 (35%) Floor Area: 3586 sq/ft - (FAR 54%)

**6b. PLN 1999-00949:** 2<sup>nd</sup> review for a Use permits amendment, CDP and RM Certificate of compliance to allow satellite dish on side of existing monopole on Montara Sanitary District property. (Radio antenna on the tower as well as a microwave dish on the Sprint tower including use of the garage at Montara Sanitary District) APN 037-310-010

Applicant: San Mateo County  
Height: 46'-0"

Planner: O. Sun

**6c. PLN2001-00461:** Coastside Design Review for a 111 sq. ft. demolition and a 3,414 sq. ft. addition to an existing 1198.25 single family residence on a 12,000 sq. ft. parcel

**Location:** 350 13th St. in Montara. APN 037-014-420, 430  
Owner: Gabrielle Peterson Applicant: Same Planer: L. Toy

Zoning: R-1/S-17/DR Parcel Size: 12000 sq. ft.  
Existing Lot Coverage: 1198 sq. ft. (10%) Originally Proposed: 2731 sq. ft. (22.76%)  
Existing Actual FAR: 10% (1198 sq. ft.) Originally Proposed: 42.5% (5099 sq. ft.)  
Existing Height: n/a Proposed: 28'  
Existing Setbacks: F / R / LS / RS: n/a Originally Proposed: 20 / 28.5 / 44 / 5

Resubmitted:

Proposed Lot Coverage: 19.5% Proposed FAR: 39.4% Setbacks 20/5/40/29

**Details of New Applications: 04/03/02:**

**8a. PLN 2001-00556:** Emergency Permit/CDP to relocate two existing buildings to temporary off-site locations and onto adjacent parcels held in common ownership, as a result of an eroding coastal bluff.

**Location:** Marine Reserve at 100 Beach St. in Moss Beach. **APN** 037-112-030, 110 & 120.

**8b. PLN 2002-00129:** Coastside Design Review & CDX to replace a flat roof with a pitched roof including dormers on a non-conforming parcel/structure.

Location: 346 Avenue Cabrillo, EG

APN 047-285-050

Owner: Paul Avril

Applicant: Titus Drake

Planner: F. Mortazavi

Zoning: R-1/S-17

Lot Size: 2437.5 sq/ft

Height: 16'

Existing FAR: 46.8%

Existing Lot Coverage 46.8%

Proposed Lot Coverage: Same

Setbacks (F/R/S/R) 12.5/20/3/3

**8c. PLN 2002-00115:** Coastal Development Permit & Coastside Design Review for a new 4,233 sq/ft residence and attached garage, removal of 2 trees. Location: Coronado Ave. (one parcel [driveway access] fronts on Coronado the other two meet Cortez east of The Crossways in Miramar (APN: 048-025-110/130/140)

Zoning R-1/S-94

Lot Size 11,550

Planner F. Mortazavi

Proposed FAR: 21%\*

Proposed Lot Coverage: 24%\*

Height: 28 ft.\*

Set Backs (F/R/LS/RS) 20/20/10/10

**\* To be verified**

**Details of Discussion & Action Items: 04/03/02**

**9a.** Finalize 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.