

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, April 17, 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>

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Vice Chair:

Paul Perkovic

MCC Members:

Sandy Emerson

Chuck Kozak

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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). 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:** 8:30

**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, *May 1, 2002*.

**Details of Continued Items for 04/17/02:**

**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 sq/ft parcel

**Location:** south-east corner of Princeton & Columbia Avenues in Princeton.

**APN(s)** 047-024-330, 340, 350, 360, 370, 380, 390 & 400.

On, March 21, the Zoning Hearing Officer continued this item to April 18, 2002, in order to allow public re-notification clarifying that the project consists of 13-unit hotel with six kitchen units, six non-kitchen units, and one handicapped unit with a kitchen.

**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

**6b. PLN2001-00610:** Lot Merger and Coastside Design Review for a new 3025 sq/ft (including attached garage) 2-story single family residence on a 5,250 sq/ft parcel

**Location:** 1050 Acacia St. (between Franklin and Edison) in Montara.

**APN:** 036-121-410.

**Owner:** James & Susan Berkley

**Applicant:** Herman Diederich

**Planner:** Lily Toy

**Zoning:** R-1/S-17/DR Parcel Size: 5250 sq. ft.

**Lot Coverage:** 1837.5 sq. ft. (35%)

**Actual FAR:** 57.6% (3025 sq. ft.) \*

**Height:** 28'

**Setbacks:** F / R / LS / RS: 20 / 20 / 10 / 5

- Under interim ordinance, FAR is 50%: (3025-400)/5250
- Review response to P&Z comments from 12/15/01

**6c. PLN 2001-00611:** CDP for a new 2640 sq/ft revised plans to remove elevator and walkway.

**Location:** 115 Dolphine, EG

**APN:** 047-163-590

**Owner:** Richard Carl Kay

**Applicant:** Greg Ward

**Planner:** L. Toy

**Zoning:** R-1/S-17

**Lot Coverage:** 34%

**FAR:** 45%

**Actual FAR:** 52% (3040 sq/ft)

**6d. 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'

- Applicant will provide additional use information and parking requirements

### **Special Considerations & Pre-Application Review**

**7a. Request to allow an additional use in PUD-121, for a massage and yoga use permit**

**Location:** 2385 Carlos St. Moss Beach

**Owner:** Martin Falvey

**Applicant:** Dana Ross

**800 sq/ft rental space**

**Class Size maximum:** 15

**Class Size average:** 8/10

**Staff:** 1

**Location provides 6 rear parking spaces, business hours 6:00am to 8:30pm**

### **Details of New Applications: 04/17/02:**

**8a. PLN 1999-00871:** Amendment, for administrative approval to swap out the existing antennas with larger ones \*.

**Location:** Whiting Ridge Road, Montara, Nextel site CA-0550J Cattle Hill **APN:** 036-370-020

**Applicant:** Nextell

**Planner:** O. Sun

**Lot Size:** 20 acres

\* Photo's and staff report available for review upon request

**8b. PLN 2000-00834:** Construction of a new 3,734 3 story single-family residence on a parcel

**Location:** west side of Portola Ave, 170 feet south of Columbus St. EG **APN:** 047-222-100

**Owner:** Wenxel, Lutz

**Applicant:** Joseph Atsus

**Planner:** L. Toy

**Zoning:** R-3

**Lot Size:** 8000

**Height:** 27' average

**FAR:** 47%

**LC:** 25%

**Set Backs (F/R/LS/RS)** 24/72/10/7

Review revised plans to meet condition 6 of the decision letter

**8c. PLN 2001-00681:** CDP to construct a domestic well on a sub-standard 4,500 sq/ft parcel.  
**Location:** 13 & Farallone, Montara **APN:** 037-013-390

**Owner:** Helen Carey **Applicant:** Kerry Burke **Planner:** O. Sun  
**Zoning:** R-1/S-17

**8d. PLN: 2002-00014:** Amendment to an existing variance for the conversion of an existing multi-unit residence (3 family) to a single family dwelling. Remove portion of existing HIP Roof at front to increase visibility for upper floor & provide walking deck for upper level. Install new windows and doors.

**Location:** 101 Cortez Ave. **APN:** 048-013-270  
**Owner:** R. Phillips **Applicant:** R. Phillips

**8e. 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

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

**9a.** Continued information and research 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.** Discussion of use permits and conditions of approval for projects on in the Midcoast