

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

REVISED

Agenda for Wednesday, May 1, 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 7:45

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, Letter for MCC review to Coastal Commission, Use Permits Princeton, report on Coastside Design Review Committee

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 15, 2002**.

8c. PLN 2001-00838: Review of single family residence application for siting and tree removal

Location: Between 6th & 4th on Birch St., Montara

Owner: Menasco, Ken

Applicant: Riddle, William

Planner: F. Mortazavi

Zoning: R1-S17

Lot Size: 6250 sq/ft

LC: **

FAR:**

** To be verified by county planner prior to meeting

8d. PLN 2002-00034: Review siting of proposed house with a riparian zone in one corner, located within FEMA Flood Zone A

Location: 1331 Cedar St. Montara

APN: 036-111-240

Owner: Guntren, Joe

Applicant: Guntren, Joe

Planner: F. Mortazavi

Zoning: R1-S17

Lot Size: 5850 sq/ft

LC: (1765.05sq/ft) 30%

FAR: (3092.89sq/ft) 52.8%

8e. PLN 2002-00151: Coastside Design Review &CDX for a 4,110 sq/ft new SFD on a 10,007 sq/ft parcel. Total of 20 trees to be removed, 13 of which are over 12” in diameter

Location: Intersection of The Crossways and Miramar Drive, Miramar

APN: *047-094-080, 048-072-120, 048-072-160, 048-072-170, 048-072-180, 048-072-190

*To be verified prior to meeting with planner

Owner: Stevenson, Tom

Applicant: Mincey, Steve

Planner: F. Mortazavi

Zoning: R-1/S-94/DR/CD

Lot Size: 10,007 sq/ft

Lot Coverage: 41%

Setbacks (F/R/S/R) 20/20/10/10

8f. PLN: 2002-00132: Coastal Development Permit, Lot Merger & Design Review for a two Story 900 sq/ft building with a garage on the first floor and storage area on the second floor.

Location: 179 West Point, Princeton

APN: 047-032-110/120

Zoning: W/DR

Owner: Mullins, Joan

Applicant: Mullins, Joan

Lot Size: 7000 sq/ft

FAR: 13 %

LC: 26%

Details of Discussion & Action Items: 05/01/02

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. Review letter to Coastal Commission requesting information regarding history on Midcoast water wells

9c. Continued discussion of use permits and conditions of approval for projects within the Midcoast

9d. Report and consideration on the process for developing the Design Review Guidelines and Policy at the Coastside Design Review meetings