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*.

Continued and Resubmitted Items: 05-01-02

6a. PLN 2001-00624: Review of proposed hip-roof design change

Coastal Development Permit Exemption and Coastside Design review to construct a new 3,166 sq. ft. residence with an attached garage located between <u>523 and 539 El Granada</u> 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%

6b. PLN 2001-00667: RM/CZ and Coastal Development Permit for a residential

Well on 1.5 Acres

Location: at the intersection of Alta Loma and Alta Vista, Montara. **APN**: 036-134-070

Owner: Ross, Larry Applicant: Ross, Larry Planner: A. Gilbert

Zoning: RM/CZ Lot Size:1.3077 AC*

Details of New Applications: 05/01/02:

8a. PLN 2001-00193: Per County Counsel, Planning Department's approval of October 1, 2001 is rendered null and void. The appeal fee has been refunded. The applicant has now submitted a revised application to reconfigure lot lines of four or fewer parcels to create four parcels of the following sizes: 9,600 sq/ft, 9,600, 10,400 sq/ft and 10,000 sq/t.*

Location: Magellan/Coronado, Miramar

APN: 048-024-180, 048-024-350, 048-024-420, 048-024-430

Applicant: Carey **Planner:** M. Brewer

8b. PLN 2001-00837: 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

^{*}As a result of change in State Law that now allows lot line adjustment between four of fewer parcels, this is a revised application for a Coastal Development Permit and a Lot Line Adjustment to allow reconfiguration of lot lines between four existing parcels.

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. MontaraAPN: 036-111-240Owner: Guntren, JoeApplicant: Guntren, JoePlanner: F. MortazaviZoning: R1-S17Lot Size: 5850 sq/ftLC: (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