

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, May 29, 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). 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

**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, Use Permit conditions and enforcement, yearly budget requirements.

**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, **June 5, 2002**.

**Details of Continued and Resubmitted Items: 05-29-02**

**6a. PLN 1999-00352:** Coastside Design Review and Coastal Development Permit Exemption to construct a 2-story, 3,293 sq/ ft house on a 5,620 sq. ft. parcel.\*

**Location:** 247 San Juan Avenue, El Granada (Southeast corner of San Juan and Vallejo)

**APN:** 047-137-100

**Applicant:** Jerry Epstein

**Owner:** Same

**Planner:** Lily Toy

**Zoning\*:** R-1/S-17/DR/CD

**Lot Size:** 5620 sq. ft.

**Lot Coverage:** 34.8% (1956 sq./ft)

**FAR\*:** 58.6% (3293 sq./ft)

**Height:** 28' max

**Setbacks:** (F/R/LS/RS) 20/20/10/10

\* This project was submitted on May 26, 1999 and was complete on June 4, 1999, and is therefore subject to the old (pre-interim ordinance) S-17 regulations with no FAR restriction.

**6b. PLN 2001-00222:** Coastside Design Review for a new 3-Story, 4295 sq/ft single family dwelling with 304 sq/ft deck and attached garage.

**Location:** 257 Del Monte Road, El Granada

**APN:** 047-141-340

**Applicant:** Thomas Cuschieri

**Owner:** Same

**Planner:** Lily Toy

**Zoning:** R1/S-17/DR/CD

**Lot Size:** 9,375

**Lot Coverage:** 30.9% (2898 sq/ft)

**FAR:** 47% (4390 sq/ft)

**Height:** 28' av – 39' max

**Setbacks:** (F/R/LS/RS) 4/59/7.5/7.5

**6c. PLN 2002-00096:** Coastal Development, Resource Management, and Large Family Day Care Permits to legalize a large family day care facility within an existing single family dwelling, and **PLN 2002-00170:** Resource Management permit & Coastal Development Exemption for a 789 sq/ft 2<sup>nd</sup> story addition to existing Single Family Residence, including 174 sq/ft of additional deck space on 2<sup>nd</sup> floor and an interior kitchen remodel to an existing 2,675 sq/ft home.

**Location:** 1145 Harte St. (east of Sunshine Valley Road), Montara **APN:** 036-256-250

**Applicant:** Thomas & Susan Richards

**Owner:** Same

**Planner:** China Osborn

**Zoning:** RM/CZ

**Lot Size:** 46,000 sq/ft

**Existing Lot Coverage:** 8.4% (3870 sq/ft)

**Proposed:** 8.9% (4072 sq/ft)

**Existing FAR:** 5.8% (2663.5 sq/ft)

**Proposed:** 7.5% (3471.5 sq/ft)

**Existing Setbacks:** (F/R/LS/RS) 60/112.5/52.5/26

**Proposed:** 60/108/52.5/26

**Existing Height:** 17'

**Proposed:** 28'

**Details of New Applications: 05/29/02:**

**8a. PLN 2002-00xxx:** Coastside Design Review for a new x-Story, xxxx sq/ft single family dwelling.  
**Location:** 123 Some Road, Anytown **APN:** 0xx-xxx-xx0

**Applicant:**

**Owner:**

**Planner:**

**Zoning:** R1/S-xx/DR/CD

**Lot Size:** xxxx sq/ft

**Lot Coverage:** xx.x% (xxxx sq/ft)

**FAR:** xx% (xxxx sq/ft)

**Height:** xx' av – xx' max

**Setbacks:** (F/R/LS/RS) x/x/x/xx

**Details of Discussion & Action Items: 05/29/02**

- 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. Draft of letter regarding legality of well permits in light of (a) lack of conformance with Montara/Moss Beach Water Study EIR, and ,(b) 5/14/02 presentation to SMCo BoS and 5/22 presentations and hearings of SMCo Planning Commission an he MidCoast Community Council of San Mateo County Mid-Coast Aquifers: Literature and Data Review (MidCoast Groundwater Study, Phase 1) by Balance Hydrologics, Inc.. Sponsors: Chuck Kozak, Karen Wilson
- 9b.** Continued discussion of use permits and conditions of approval for projects within the MidCoast. Sponsor: Kathryn Slater-Carter.
- 9c.** Determination of P&Z Committee budget requirements to be forwarded to MidCoast Community Council.