

Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

Serving 12,000 residents

Agenda for Wednesday, June 19, 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: No Items

7. Special Considerations & Pre-Application Review: Proposed development for C-1 and COSC lot next to Post Office in El Granada

8. New Applications: See Addendum approximately 8:30

9. Discussion & Action: Draft Regulations for house size limitations in PAD,RMCZ and TPZ-CZ zoning districts – 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, **July 3, 2002**.

Special Considerations & Pre-Application Review: 06/19/02

7a. Pre review of a mixed use building Located at the intersection of Obispo road and Avenue Portola in El Granada.

| | | |
|--------------------------------|--------------------------------------|--------------------|
| Zoning: C-1 & COSC | Bldg. Area: 8,955 sq/ft | |
| C-1 Retail 4,680 sq/ft | C-1 Office 2,695 sq/ft | COSC – 1,580 sq/ft |
| Total Lot coverage 6,260 sq/ft | Second Floor sq/ft: To be determined | |

Details of New Applications: 06/19//02

8a. PLN 2001-00837: New single family residence

| | | |
|--|------------------------------|---|
| Location: on the east side of Birch St. between Harte & George, Montara | | |
| Applicant: Riddle, William | Owner: Menasco, Ken | Planner: F. Mortazavi |
| Zoning: R1/S-17/DR | Lot Size: 6250 sq/ft | Lot Coverage: 2145 sq/ft (34.3%) |
| FAR: 3180 (50.1%) | Height: 27.10 average | Setbacks: (F/R/LS/RS) 20/40/5/10 |

8b. PLN 2001-00838: New single family residence

| | | |
|--|------------------------------|---|
| Location: on the east side of Birch St. between Harte & George, Montara | | |
| Applicant: Riddle, William | Owner: Menasco, Ken | Planner: F. Mortazavi |
| Zoning: R1/S-17/DR | Lot Size: 6250 sq/ft | Lot Coverage: 2145 sq/ft (34.3%) |
| FAR: 3180 (50.1%) | Height: 27.10 average | Setbacks: (F/R/LS/RS) 20/40/5/10 |

8c. PLN 2002-00149: Consideration of approval for a 1,952 sq/ft addition to an existing 2,791 sq/ft single-family dwelling on a 9,000 sq/ft parcel

| | | |
|--|-----------------------------------|--|
| Location: 360 Seventh Street, Montara | APN: 036-023-180 & 190 | |
| Applicant: Greg Ward | Owner: Sumitra T. Kuo-Shih | Planner: F. Mortazavi |
| Zoning: R1/S-17/DR | Lot Size: 9000 | Lot Coverage: 4,645 sq/ft (26.5%) |
| FAR: 52.7% | Height: 28 ft. | |
| Setbacks: (F/R/LS/RS) 25.77/35/4.62/18.10 | | |

Details of Discussion & Action Items: 06/19/02

9a. Draft regulations to establish: (1) maximum house size regulations, (2) maximum building height regulations, and (3) new architectural standards for houses in the PAD, RM-CZ and the TPZ-CA zoning districts in the Coastal Zone. To be considered by Planning Commission on June 26, 2002. (copies at the office or by request)

9b. 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