

# Planning & Zoning Committee of the MidCoast Community Council

PO Box 64, Moss Beach CA 94038

*Serving 12,000 residents*

## **Agenda for Wednesday, July 3, 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).  
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### **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 – start time approximately 7:45

**7. Special Considerations & Pre-Application Review:** No Items

**8. New Applications:** See Addendum – start time approximately 8:15

**9. Discussion & Action:** Continued: Domestic water wells in the MidCoast, Use Permit conditions and enforcement, yearly budget requirements, Tree Permits, & P&Z Review Criteria.

**10. Any urgency 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 31, 2002**.

**Continued / Resubmitted Items 07/03/02**

**6a. PLN 2001-00631:** Revised & Reduced Plans for a Use Permit, Coastal Development Permit, Design Review to allow the construction of a 2-story, 1,576 sq/ft single family residence on a 3,417 sq/ft parcel

**Location:** 427 previously 431 Senora, El Granada between Avenue Granada and Carmel Avenue on the West side of Sonora

**APN:** 047-062-170

**Applicant:** Roger Coryell

**Owner:** Guido Cordova

**Planner:** L. Toy

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

**Lot Size:** 3,417 sq/ft

**Lot Coverage:** 27% (917 sq/ft)

**FAR:** 46% (1576 sq/ft)

**Previous FAR:** 52.8% (1804sq/ft)

**Height:** 23' (previous 24.25')

**Details of New Applications: 07/03/02**

**8a. PLN 2002-00305:** New single family dwelling with a detached garage, Permit Exemption & Coastside Design Review

**Location:** Granada Avenue (corner lot intersecting with Madrona Ave, El Granada

**APN:** 047-074-010

**Applicant:** Jit Bhattacharya

**Owner:** Chanda NA Basu

**Planner:** F. Mortazavi

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

**Lot Size:** 5,699 sq/ft

**Lot Coverage:** 32% (1792 sq/ft)

**FAR:** 52% (2927 sq/ft)

**Height:** 25' +

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

**8b. PLN 2001-00838:** Coastal Development Permit Exemption & Coastside Design Review for new Second Unit over existing detached garage

**Location:** 338 Nevada Ave, Moss Beach

**APN:** 037-117-030 & 080

**Applicant:** Rollie Wright

**Owner:** Rollie Wright

**Planner:** F. Mortazavi

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

**Lot Size:** 7500 sq/ft

**Lot Coverage:** no change

**Existing FAR:** 34.9% (2619.40 sq/ft)

**Proposed:** 43% (3229.40 sq/ft)

**Height:** 22.5' (averaged)

**Setbacks:** (F/R/LS/RS) 54 between structures/24/5/5

**8c. PLN 2002-0036:** Coastside DSR for conversion of 209 sq/ft existing deck over hang to an enclosed sunroom

**Location:** 297 14<sup>th</sup> St, Montara

**APN:** 037-016-020

**Applicant:** Bay Area Sunrooms

**Owner:** Sally Green

**Planner:** F. Mortazavi

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

**Lot Size:** 6995 sq/ft

**Lot Coverage:** TBD\*\*

**Existing FAR:** 34.5% (2413 sq/ft)

**Proposed:** 37.5% (2622 sq/ft)

**Height:** 23 ft.

**Setbacks:** (F/R/LS/RS) 25.77/35/4.62/18.10

\*\* To Be Determined - Will confirm with planner prior to meeting

**Details of Discussion & Action Items: 07/03/02**

**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 Phase II